

CITY OF GRANTVILLE

COMPREHENSIVE PLAN 2006-2026

COMMUNITY ASSESSMENT & PARTICIPATION PLAN



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PREFACE

*“Change is the law of life. And those who look only to the past
or present are certain to miss the future”*

John Fitzgerald Kennedy

Change. Lack of it. Need for it. Aversion to it. Too much of it, too quickly. Change. That’s what comprehensive planning is all about. Spurring it. Harnessing it. Directing it. Managing it. Comprehensive planning allows cities, counties, and regions to avoid costly mistakes by providing them the opportunity to closely examine all of the issues they face.

The City of Grantville, Georgia is a very small, rapidly urbanizing town on the southwestern fringe of the metropolitan Atlanta area. This document presents a functional community assessment and community participation plan (two foundational elements of the municipal comprehensive plan under Georgia law) prepared by the authors. Contracted by the City of Grantville to assist it in the legally mandated revision of its currently outdated plan, the authors present work founded on the practical integration of the fundamental theories of modern community planning, including: Randal Arendt’s subdivision and rural design practices; Ian McHarg’s blend of land-use planning and landscape architecture, “New Urbanism” as pioneered by Jane Jacobs, Lewis Mumford, and, later, Andrés Duany and Elizabeth Plater-Zyberk ; and the concepts of “imageability” and “wayfinding” as proposed by Kevin Lynch

INTRODUCTION

Why Comprehensive Planning? The Georgia General Assembly passed the Georgia Planning Act in 1989 (O.C.G.A. Section 50-8) creating a coordinated planning program for the State of Georgia. The program enables local governments to effectively plan for the future and to improve communication with neighboring communities. The foundation of the coordinated planning program is the long-range comprehensive plan by each local government in the state. The purpose of a plan is to highlight community goals and objectives and to determine how the government proposes to achieve them. The underlying concept of the local comprehensive planning requirements is the belief that communities can achieve their goals by addressing a comprehensive range of issues in a local plan, including demographics, economic development, natural and historic resources, housing, community facilities, and land use. The comprehensive plan is to be used as a guide in government day-to-day decision-making. An update to the plan is required every ten (10) years.

On May 1, 2005, new comprehensive planning rules took effect that created four planning levels (Minimal, Basic, Intermediate and Advanced) into which local governments are divided, based upon a combination of their population size in 2000 and their average annual growth rates for the period from 1990-2000. Due specifically to the City of Grantville's proximity to the Atlanta metropolitan area and its unusually high growth rate in the past several years, Grantville is now required to produce a plan which meets the advanced-level conditions.

The Act also requires local governments to meet certain minimum criteria to maintain Qualified Local Government (QLG) status, and, thus, be eligible to receive certain state funding. O.C.G.A Section 50-8-2(G)(18) defines QLG as a county or municipality which:

- Has a comprehensive plan in conformity with the minimum standards and procedures;
- Has established regulations consistent with its comprehensive plan and with the minimum standards and procedures; and
- Has not failed to participate in the Department of Community Affairs' mediation or other means of resolving conflicts in a manner which, in the judgment of the department, reflects a good faith effort to resolve any conflict.

If a city or county loses its QLG status, it is not eligible to receive assistance from many state programs.

What is a “Comprehensive Plan”? The Comprehensive Plan is a 20-year plan by a local government covering all aspects of its jurisdiction. A plan meeting the planning requirements for the Advanced Planning Level must include three components:

- 1) A Community Assessment comprised of
 - i. an inventory/analysis of existing conditions (“Trends”) with an assessment of current and future needs (“Issues & Opportunities”),
 - ii. an analysis of existing development patterns;
 - iii. a compilation of data used in constructing the Community Assessment (composed of supporting maps, charts, data tables.
 - iv. an analysis of the community’s current policies, activities, and development patterns Consistency with Quality Community Objectives; and
- 2) A Community Participation Program; and
- 3) A Community Agenda comprised of
 - i. a community vision;
 - ii. goals, policies, and strategies;
 - iii. and an implementation program.

The aspects of the comprehensive plan are to apply to the community as a whole but also to eight specific plan elements, which are population, economic development, natural & historic resources, community facilities & services, housing, land use, transportation, and intergovernmental coordination.

Additionally, the Comprehensive Plan must be prepared or updated according to a publicized Planning Process and offer adequate public involvement. Opportunities for public involvement are described in the Citizen Participation and Involvement Plan.

Part of the implementation program of the Comprehensive Plan is the Short Term Work Program (STWP) which sets out the specific actions the local government intends to take during the next five years to further the community vision, goals, and policies. The STWP assigns time frames, cost estimates, and responsible parties to the identified actions. The STWP must be updated every five years and may be updated annually.

What will this Comprehensive Plan do for Our City? Our previous plan, “City of Grantville Comprehensive Plan 1993-2013”, was completed at the end of a twelve-month period of public meetings and discussions. While it provided some very useful information on the state of our community at the time, its observations concerning the

future of Grantville were somewhat limited and many of the growth projections for even the final years of the plan have already been surpassed. For the continued health and long-term viability of our community to be ensured, we must begin to realize the major impact that the rapid expansion of the Metropolitan Atlanta Area is beginning to have and will continue to have on the City of Grantville.

Grantville's new "Comprehensive Plan" presents a vision for land-use and development over the next twenty years. It will prepare our city for the coming period of rapid growth and provide a reliable basis for public and private investment to start the city on the right path in the 21st Century. It is to be the framework upon which all of the land-use, development, and policy decisions of Grantville's leaders will be based for the next twenty years.

Because of the necessarily wide scope of the undertaking, the plan must necessarily be visionary and strategic. Any new comprehensive plan requires the community adopting it to examine the way the city approaches all of its plans and programs effecting land-use and development, including the Zoning Ordinance, Subdivision Regulations, Impact Fees, and Capital Improvement Plans. Each of these must conform with the policies and directives found in the Comprehensive Plan. For the vision presented in this plan to become reality, however, other steps must follow its adoption. These include:

- **revising municipal ordinances and bylaws** to ensure the Plan's goals and policies are properly reflected, implemented, and enforced;
- **development of a capital budget and program** to outline long-term public investment needs and commitments;
- **development of area-specific plans, programs and policies** to offer more detailed and site-specific strategies for selected parts on the city;
- **ongoing evaluation** of plans, policies and programs; and
- **continuing community involvement** in the planning and governing process.

This Comprehensive Plan **must** be considered a "living document" and not placed on a shelf until the next revisions are due. It is the council's intention that it be continually reviewed, modified and expanded as necessary to reflect changing circumstances and opportunities.

How are the Citizens of Grantville Involved in the Development of their Plan? One of the best ways to strengthen communities is to create opportunities for citizens to collaboratively confront the challenges that shape their community. Accomplishing this

requires political leadership, citizen education, and active involvement. A successful comprehensive plan begins with a process of thinking about and visualizing the future, enabling a dialogue within the community concerning its own vision for growth and evolution. This Community Participation Program has been crafted with these principles in mind and establishes an avenue for multidirectional communication between the citizens of Grantville, their elected officials, and the city's staff.

The people of Grantville must be intimately involved with the development of their comprehensive plan. A multi-faceted program aimed at building consensus on local needs and desires will include public hearings with elected officials and any other identifiable local groups already working toward community betterment. Undoubtedly, there is enough work and opportunity for involvement for anyone interested in becoming involved. The more that the citizens of Grantville become involved, the more they will, in the end, feel that the plan is their plan.

COMMUNITY ASSESSMENT

PURPOSE

This element of the comprehensive plan is an objective and professional assessment of data and information about the community that is intended to be prepared without extensive direct public participation. The purpose of the Community Assessment is to present a factual and conceptual foundation upon which the rest of the comprehensive plan is built. Preparation of the Community Assessment is largely a function of collecting and analyzing data and information about the community and presenting the results in a concise, easily understood format for consideration by the public and decision-makers involved in subsequent development of the Community Agenda.

There are four required components to the Community Assessment:

1. **Identification of Potential Issues and Opportunities.** This initial step is intended to yield an all-inclusive list of potential issues and opportunities for further study, which may be modified through additional analysis.
2. **Analysis of Existing Development Patterns.** This must include the following three components: existing land use map, an evaluation of existing land use patterns and trends within the jurisdiction of the local government (including areas that are likely to be annexed within the planning period) to identify any areas requiring special attention, and recommended character areas.
3. **Analysis of Consistency with Quality Community Objectives.** Evaluate the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives.
4. **Supporting Data and Information.** This component, integrated into the assessment data may verify potential issues or opportunities identified above; may uncover new issues or opportunities not previously identified; may indicate significant local trends that need to be brought to the attention of decision-makers; may suggest adjustment of recommended character areas (e.g., to avoid intrusion into environmentally sensitive areas, etc.).

COMMUNITY PROFILE

Located on the southern border of Coweta County, the City of Grantville began as Calico Corner in 1840. The Atlanta and LaGrange Railroad came to town in 1852 and Calico Corner was changed to Grantville in honor of the railroad's chief engineer, L.P. Grant. Many beautiful and noteworthy homes were built in Grantville in the late 1800's and it has one of the largest historic districts listed in the National Register of Historic Places. Bonnie Castle, an elaborate brick home that was later converted into a bed & breakfast, is a wonderful example of the wide variety of architectural styles dating back to 1896. Like most of Coweta County, farming was the base of Grantville's economy in the 1800's. Industry began to flourish in the early part of the 20th century bringing with it many factories, warehouses and various mills. Two historic mills and mill villages still remain within the district along with several historic churches and a passenger and freight depot.

With Interstate 85 its limits in the East, the community attracts families who enjoy its pleasant small-town atmosphere with a relatively easy commute into Atlanta. The city's 3500 acres are administered by an elected mayor and council. The City of Grantville employs a full time manager to oversee day-to-day operations.

ISSUES AND OPPORTUNITIES

Special Note: Considering the rapid growth and continuing expansion of the entire Atlanta region (Coweta County as a whole is now rated as one of the nation's 100 fastest growing counties), it would be highly unwise to proceed under the assumption that Grantville's recent growth rate is a transient aberration. In reality, the city must come to terms with the fact that Atlanta has come to Grantville. Over the next 25 years, the issues and opportunities rising directly from this trend will likely be the most important concerns that the city has faced in its history. This type of rapid growth presents a unique set of both potential problems and potential benefits. Each step must be carefully chosen and each plan must be thoughtfully laid — mistakes at this stage of development are not easily or simply resolved.

Virtually all of the following trends stem directly from the current and future population growth of the City of Grantville. While each of them is addressed individually it is highly important to maintain a holistic understanding of the situation by placing them each in front of the backdrop of population growth.

Population

Trend—Rapidly increasing population. Population from 2000-2004 showed 76% growth rates with record amounts of building permits issued.

Issues:

- Continued rapid population will create stress on city infrastructure and services (water, wastewater treatment, highway/street access, health services, education, etc).
- Additional special needs housing and services for persons recovering from substance abuse, domestic violence victims, and the homeless.
- Additional services for immigrant populations.

Opportunities:

- A larger resident population will yield an expanded tax base (through increases in property tax and local sales tax revenue) more capable of meeting demands to the city's infrastructure and services.
- Applying for assistance from state and federal government in the form of block grants and other government assistance programs.

Trend— High percentage of population above the age of 65 and below the age of 13.

Issues:

- Population increases in the age range below the age of 13 produces the need for more institutional facilities, such as; schools, libraries, and recreation centers.
- Population increases in the age range above 65 creates a need for more institutional facilities and senior citizen services, such as: senior centers and transportation programs.

Opportunities:

- Investigate and invest in the above mentioned facilities and services now so a problem isn't created in the future.

Housing

Trend—There has been no significant expansion to the types of housing options available to Grantville's citizens beyond the predominant to single-family, detached type.

Issues:

- A healthy, vibrant city is comprised of a variety of types of people of differing income levels and household compositions which require a wide variety in the types of housing available.

Trend—Housing in several areas of Grantville continues to deteriorate due to poor maintenance (probably resulting from low-levels of home-ownership and low-income in those areas). Much of the housing stock in the city is over 50 years old and could properly be labeled "dilapidated". Not all homes have complete plumbing and kitchen facilities and could properly be labeled "substandard".

Issues:

- Dilapidated housing is highly unattractive to potential new residents and, in fact, the image of a poor quality of life can deter higher quality residential, commercial, and industrial (re)development from occurring.
- Poorly maintained housing presents serious health issues to its inhabitants.

Opportunities:

- Redevelopment of declining residential areas can spur further development in surrounding vacant areas.

- While many of the properties are outside of Grantville’s previously delineated historic district, preservation of these areas could well prove beneficial to the city’s marketing of rural, historical character.
- Demolition of non-historic areas determined to be “beyond repair” clears new land for redevelopment infill activities.

Trend—There are insufficient affordable housing options for citizens who are below the poverty level. Because new housing developments are marketed directly at individuals and families commuting to Newnan, Atlanta, and other regional employment centers (individuals whose incomes are typically higher than traditional residents of Grantville), the cost of housing in new developments exceeds the financial resources of existing Grantville residents.

Issues:

- Local citizens needing to improve their housing condition will find no local opportunities to do so other than leaving the city in favor of more affordable options elsewhere, or remain in housing which no longer meets their needs.
- While higher property values in new developments will result in incrementally increased values of surrounding properties; however, the incremental increases in the assessed values of these properties may present a hardship for traditional residents and potentially drive out individuals and families in the lowest income brackets.

Economic Development

Trend— The number of industrial/manufacturing jobs is decreasing while employment in the retail and service sectors—which have typically lower pay rates—is increasing. The City of Grantville lacks the variety of high-quality employment options necessary to ensure economic stability for local residents and the local tax base.

Issues:

- No high wage jobs located in Grantville.

Opportunities:

- Promote education and workforce development to attract higher paying employers.

Trend—The recent move influx of commuters is indicative of a serious imbalance between the location of available housing and major employment centers.

Issues:

- Not enough employment centers for residents of Grantville.

Opportunities:

- Attract new companies by aggressively marketing Grantville as a good place for employers to locate and improving labor force through workforce development.

Trend—Grantville does not have an economic development plan for the future.

Issues:

- Current economic development efforts favor new development over redevelopment opportunities.
- Business retention and attraction is not sufficiently active or successful.
- The educational attainment levels of Grantville’s traditional residents are not adequate to attract the environmentally responsible and financially profitable commercial activities

Opportunities:

- No incentives for businesses or assistance for entrepreneurs.
- Promote historic tourism by revitalization of downtown area.
- Need to create more involvement with surrounding city and county governments.
- Need to attract more technology and clean industry employers.
- Need for more technical training of Grantville labor force.
- Need to build Grantville’s sense of place—currently, people do not know when they’ve arrived.

Facilities and Services

Trend—Public Utilities, Education, and Public Safety services apparently meet current demand.

Issues:

- Continued population expansion will necessitate expansion of service capacity in all areas, including: public safety, potable water, wastewater, electric and gas.
- The local library is very small and has very limited capacity.

Opportunities:

- With expansion of services comes the opportunity to modernize, streamline operations, increase efficiency and thus improve overall service delivery.

Trend—While the city does have a very nice active recreation facility featuring baseball fields, tennis courts, etc., increasing population will create a demand for passive recreational activities, as well.

Issues:

- Current provision of passive recreational opportunities is insufficient to meet future demands.

Opportunities:

- Passive recreational areas are ideal avenues toward the inclusion of green and open spaces into the overall design of a community. Highly beneficial for city beautification efforts, passive recreation greatly adds to a community's overall quality of life.

Trend—Currently development patterns exhibit a complete absence of any activity other than the additions of multiple traditional subdivisions.

Issues:

- The cost of providing public services and facilities for residential development generally exceeds the revenue local tax revenue generated by residential uses (especially when the development is primarily occupied by commuters who do most of their working and spending outside of their home community). This issue is not unique to Grantville but is observed throughout the nation.
- Impact of proposed development projects on public facilities and the community character is not deeply analyzed or considered.

Opportunities:

- As long as future residential development emphasizes dense development surrounded by meaningful greenspace allocations, subdivisions and planned-unit-developments (PUDs) can be a valuable and worthwhile part of the overall community mix.

Trend—Many existing local roads/streets are exhibiting signs of declining quality. Once one travels off of arterials and collectors, highly worn surfaces featuring potholes, asphalt cracks, signs of erosion and minor subsidence are very evident.

Issues:

- Poor road quality makes the community less attractive for potential businesses and residents.

Opportunities:

- Emphasizing beautification and streetscape improvements within city and especially in the historic downtown can greatly aid the city's efforts to market its unique, historical character.
- Restoration of older streets to original quality to improve ride and drainage.

Land Use

Trend— Grantville is developing unsustainable new subdivisions.

Issues:

- Rapid development of “cookie cutter” neighborhoods with no green space or open space regulations produces an unattractive pattern.
- There are not enough neighborhood centers to serve adjacent neighborhoods.
- There is inadequate mix of uses (like corner groceries or drugstores) within neighborhoods.

Opportunities:

- Implementation (and enforcement) of stricter subdivision and housing development policies can help preserve Grantville's small town character. This can include requiring new PUDs and subdivisions to include open spaces into their design.
- Implementation (and enforcement) of policies which encourage a greater variety in housing types and promote mixed-use developments which include easily accessible commercial centers produce a more attractive land-use pattern which can better meet the needs of a burgeoning population.

Trend—Declining downtown.

Issues:

- There are many undeveloped vacant sites close in to town.
- There are not ample commercial centers or residential options in downtown.
- Declining neighborhoods are located adjacent to downtown core.

Opportunities:

- Grantville's downtown needs continued attention to reach full historic potential.
- Promote redevelopment efforts in the downtown core.

- Apply for state designation as a historic district, which allows for grants and other incentives from higher levels of government.
- Police and enforce current historical ordinances in order to continue the beautification of downtown.

Trend- Grantville has unattractive commercial or shopping areas that are not uniform in architecture.

Issues:

- Commercial areas that are not uniform in architecture decrease the aesthetic appeal of the community and hinder the attraction of future employers and developers.

Opportunities:

- Modify existing zoning ordinances and building codes to require uniform architecture of all new commercial developments.
- Produce more commercial and retail opportunities for residents.

Trend- Grantville is spotted with declining neighborhoods and commercial areas.

Issues:

- Large amounts of unattractive and declining residential and commercial areas.

Opportunities:

- Encourage redevelopment of blighted areas, both residential and commercial.

Intergovernmental Coordination

Trend- Rapid growth and urbanization in the City of Grantville.

Issues:

- Created need for more intergovernmental coordination between local municipalities and county governments.

Opportunities:

- Adopt and implement new Cooperative Service Provision Agreement element from upon its completion in early to middle June 2006.
- Continue support of Coweta County Community Vision.
- Promote planning coordination with surrounding counties and municipalities.

Transportation

Trend- Rapid growth and urbanization in the City of Grantville.

Issues:

- People lack transportation choices for access to housing, jobs, services, goods, health care and recreation.
- Streets in new developments are not connected to or compatible with those in neighboring parts of the community.
- Grantville must pay close attention to traffic needs as the city continues to grow.
- Many city streets are in need of repair or replacement.
- Grantville lacks a community trail network.

Opportunities:

- Adopt and implement new transportation element from Coweta County Comprehensive plan upon completion in early to middle June.
- Focus on creating a capital improvements program that necessitates road and sidewalk repair.
- Implement a more pedestrian friendly environment by constructing sidewalks and bicycle lanes throughout Grantville to encourage more pedestrian travel.
- Design and implement a trail network that is connected to residential developments throughout the community.
- Begin a strategy for developing a public transportation network.

Natural and Cultural Resources

Trend- Rapid growth and urbanization in the City of Grantville.

Issues:

- Citizens are unaware of natural and cultural resources and their significance.
- Too many trees and greens space are being lost to new developments.
- Downtown core has many vacant lots and many structures that are condemned or below code.

Opportunities:

- Promote greater awareness in the community of the importance of protecting natural and cultural resources.
- Increase opportunities for environmental protection education.
- Design and implement an open/green space program.

- Continue historic preservation in Grantville, especially downtown district.

ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

Historical Development Patterns

The historical development trends that made the City of Grantville the place it is today are not entirely unique; however, it will be helpful to understand them in order to successfully meet the challenges it now faces. The historical perspective will be most useful in developing regulations that encourage future growth which is compatible with the use patterns already in place.

Originally called Calico Corner, the City of Grantville started as a primarily agrarian settlement with residents practicing subsistence farming, basic lumber harvesting, and animal husbandry. Development patterns at this time would have included sparsely distributed residences, very few commercial outlets, and small-scale farming enterprises.

With the growth of the cotton industry and expansion of the regional rail system in the mid-1800s the city experienced a boom in building and development. The center of the new City of Grantville (1840) developed around the railroad and exhibited the traditional downtown mix of commercial enterprises (usually including general store, hotel, saloon, feed & seed, barber, etc). Outlying areas remained largely agrarian in use although focus had gradually moved beyond mere subsistence toward profitable production (especially based on the plantation labor system for cotton production).

The post-Civil economy led to limited investment in the community which continued until the early 20th Century. Although outlying areas continued to be used for agricultural purposes, reduced labor force (due to the end of the plantation era and the cotton boom of the 1800's) and later developments in agricultural technology led to an overall shift in employment patterns and development patterns. This period saw the development of many industrial facilities (small factories, mills and warehouses) with their characteristic "mill villages". Following the national trend at this period, the overall focus of city employment became almost totally centered around the new factories which provided a new source of wealth for historic residents and attracted outsiders to the city as well.

Following the second World War, the automobile culture and urban expansion led to a serious decline in the property and economic vitality of the City of Grantville. The decline began slowly and was not immediately noticeable. The closing of the factories which had become the basis of the entire local economy, however, signaled the end of the city's former prosperity. Over the next several decades poverty went hand-in-hand with the general decline in the quality of the city's stock of housing and business facilities. The historic downtown essentially evaporated leaving behind

became the empty shell of the buildings which had been the heart of the community. Over time many of the structures in the downtown have collapsed leaving only external walls still standing. The mill villages have deteriorated to a state which borders on dilapidated.

Soon, as urban centers began to become over-populated citizens of an automobile driven nation began to move outward to the suburbs. Atlanta and most other urban areas experienced the phenomenon known as “urban sprawl” and shortly afterwards the City of Newnan began its growth boom in the 1980s and 90s. In a second wave of sprawl, young professionals and nesting couples started to migrate even further away from the larger metropolises and Grantville was a prime target for the rapid development of the low cost sub-division style developments, which has been characteristic of this second wave of urban expansion. With a lack of stringently enforced sub-division regulations and zoning policies Grantville has been bombarded by “cookie cutter” type neighborhoods by profit-driven developers.

Existing Land-Use

Following is a list of land-use categories observed in the City of Grantville in April 2006 (see Figure L.1).

- Residential- Land used specifically for residence by the citizens of Grantville, consisting mainly of single family detached houses with low densities and medium to large land plots.
- Planned Unit Development, (P.U.D.) - A residential development contained within itself often with clustered residential buildings, with small to medium lot sizes. These developments in Grantville have been increasing throughout the city as the most popular form of new residential developments.
- Commercial- Land used specifically for providing citizens of Grantville with goods or services in an attempt to make a profit. Most commercial lots in Grantville are small and dispersed throughout the town without any clustering.
- Industrial- Land used to manufacture or produce goods for profit. Most industrial land in Grantville is low intensity.
- Institutional- Any land that is owned and maintained by the government: schools, government housing, community facilities, and government buildings.
- Undeveloped- Any land that is absent of development in any form of the above listed land uses. Consists of any area that lacks sufficient structure for active residential, commercial, or industrial use and could be developed in the future (e.g., vacant lots, agricultural land, forested areas). Currently

undeveloped areas may have been developed at one time and have fallen into such disuse and disrepair as to render them consistently vacant.

- Cemetery- Any land used in Grantville to bury the dead. Grantville has one large cemetery.
- Church- Any land that is occupied by a church

Figure L.1 *Grantville Land Use 2006*

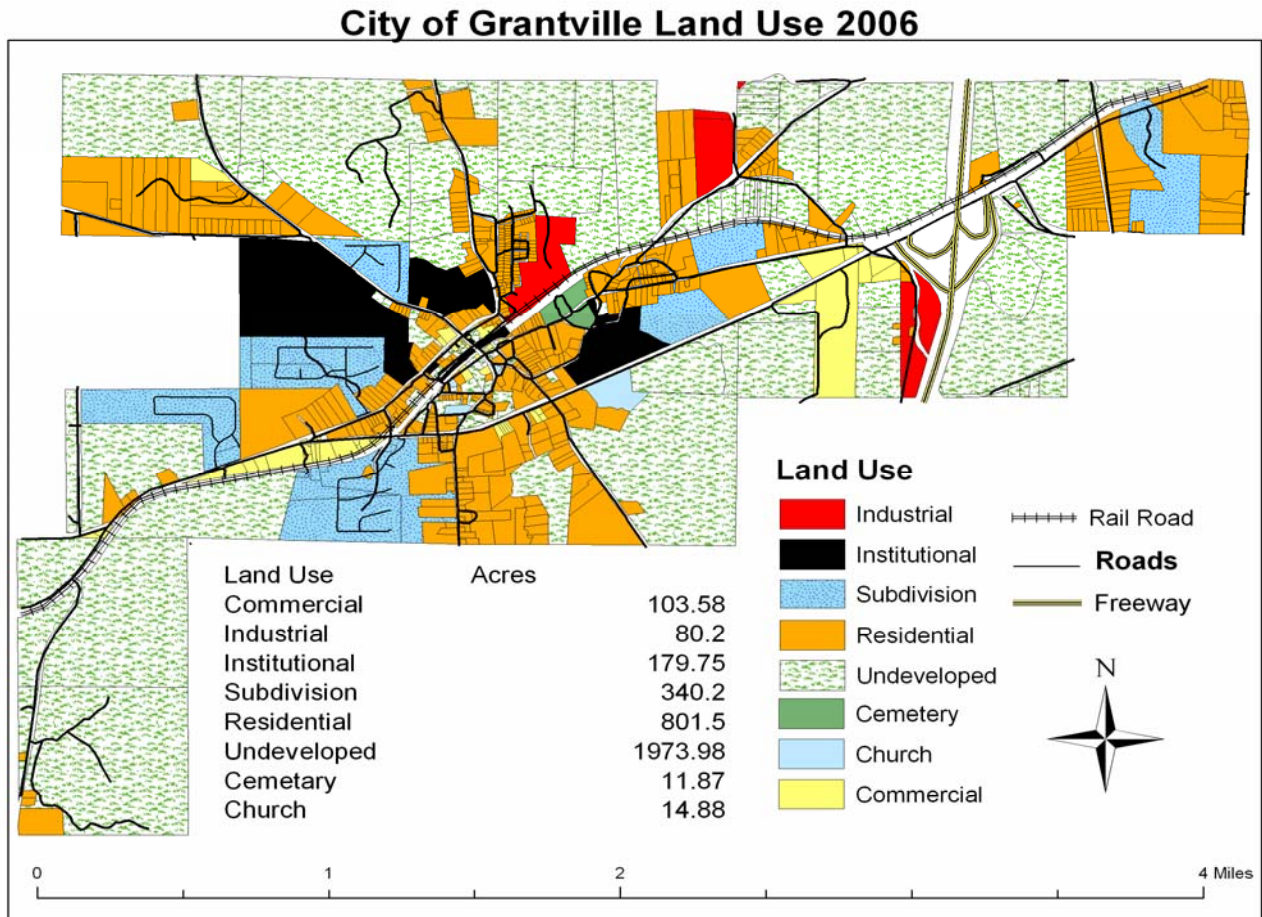


Figure L.2 Grantville Land-Use 2006 in Acres

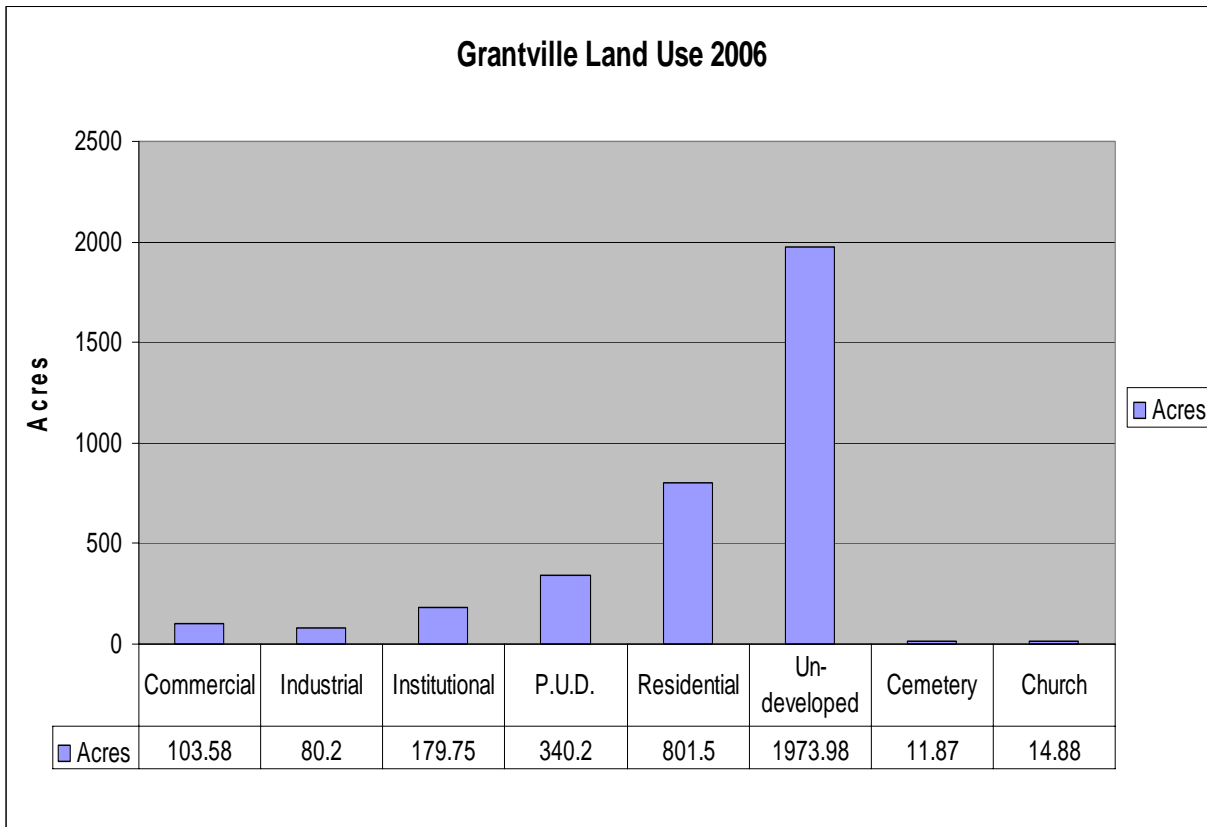
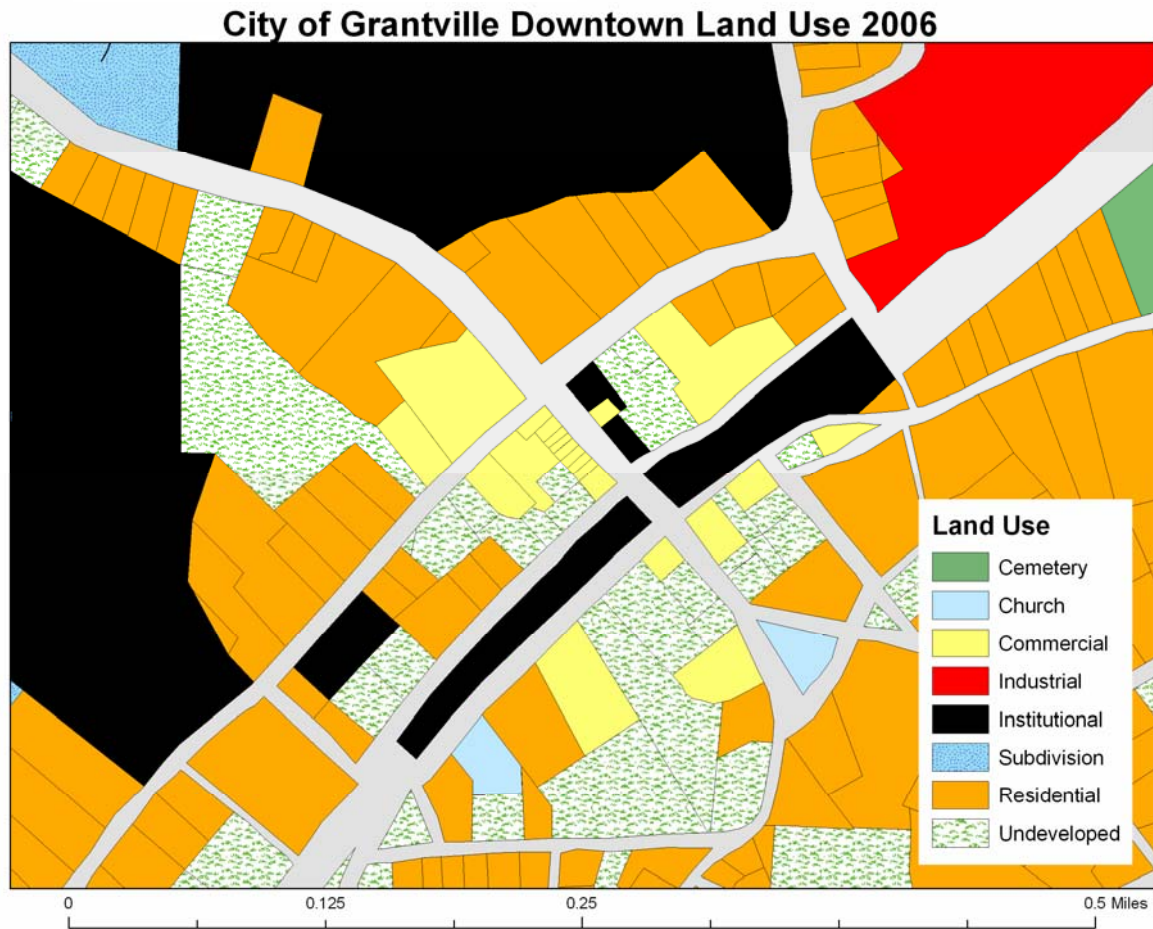


Figure L.2 demonstrates that the currently developed land is dominated by residential land uses. Commercial and institutional land uses will likely increase as the population increases. Without any new industrial developments the amount of industrial acres should remain the same. There is still much undeveloped land within the City of Grantville, with plenty of opportunities for infill within municipal boundaries. There should be no need for annexation within the next 20-25 years.

Grantville’s downtown has similar land use trends as many other historic rural downtowns across the county and state. It has a commercial core with some residential neighborhoods around the edges. There is a mix of institutional areas like city hall and the library. The undeveloped land is plentiful and provides plenty of opportunity for infill and revitalization of the downtown core.

Figure L.3 *Downtown Land-Use 2006*



Current Development Patterns Narrative

Current patterns of development have included an explosion of new residential areas. Planned unit developments, or P.U.D.s, are being erected rapidly in order to provide new professionals with affordable housing within a commuting distance from Atlanta or the surrounding metropolitan areas. With little or no employment options for citizens, Grantville faces the future of becoming a “bedroom community”. Grantville is most likely to remain a bedroom community because the pleasant small town character is great at attracting residents and not large scale employers. Since commuters tend to be wealthier and the small town housing markets tend to be much cheaper than city housing markets, the development of a bedroom community tends to raise local housing prices and attract upscale service businesses. With the influx of outside residents, existing residents’ property values are increased as well as those of

surrounding properties, which sometimes signals a financial crisis for the less wealthy households.

A bedroom community has the characteristics of increased residential land use and less industrial and office space type uses, since most residents live but do not work within the community. Residential land uses typically cost more money to the city than the revenues they generate. Also, Bedroom communities naturally spur the construction of new transportation and service provision networks; these can prove costly to the city unless developers are forced to share the burden. Infrastructure improvements will need to be monitored closely as the population of commuting residents continues to increase. Development as a bedroom community also necessitates more commercial and retail land uses. Also with an increasing population more institutional service uses will be needed, such as, schools and libraries and police and fire stations.

Character Areas

The Georgia Department of Community Affairs has established new local planning standards that require communities (local governments, in their comprehensive plans) to delineate character areas and implement development strategies for each of them. This approach differs from conventional land use planning, which is organized around the future land use map showing mostly single-function land use districts. However, as a guide for future development it is essential for the city to have this understanding of the nature of current development within and immediately surrounding its boundaries.

DCA defines character area in the administrative rules as: “A specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)

Each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community vision.”

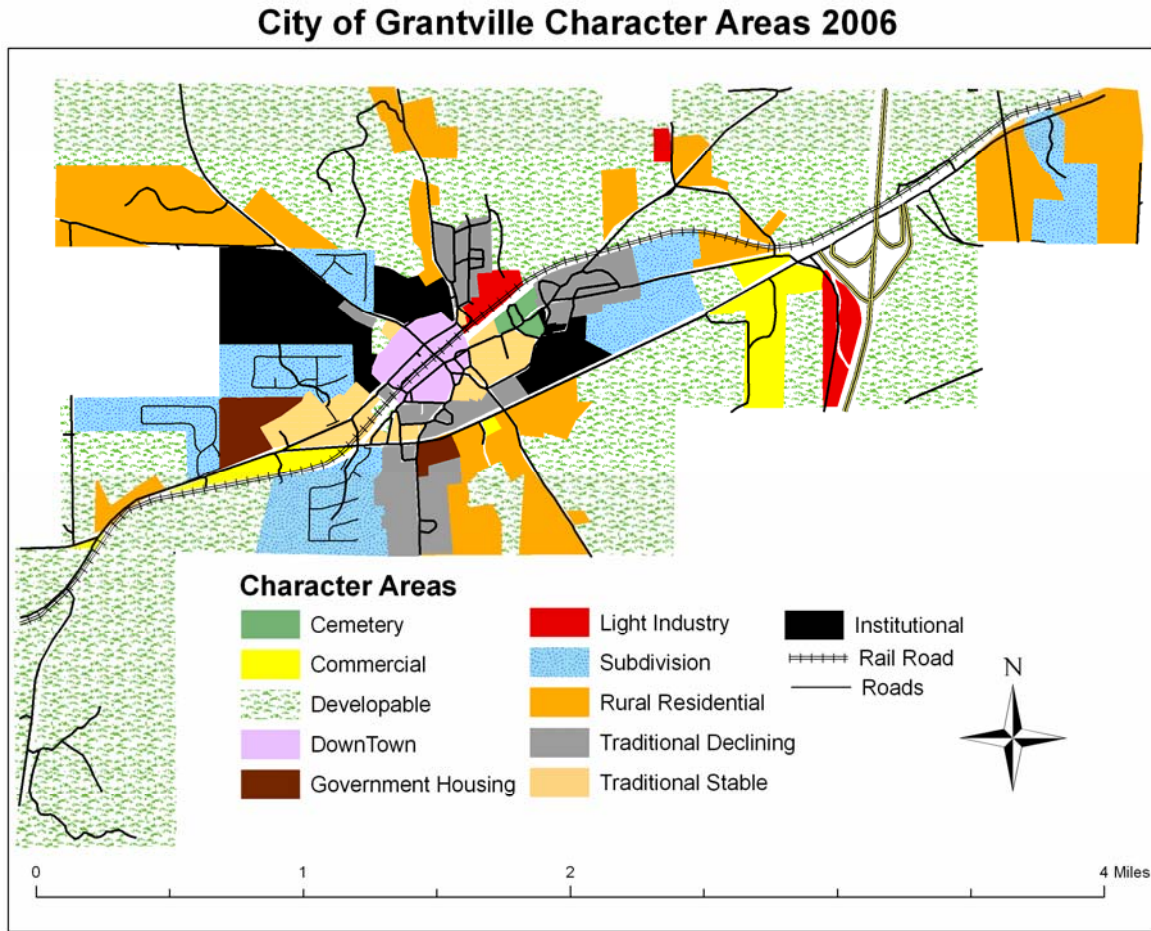
Following is a list and descriptions of the varying character areas observed in the City of Grantville. They have been visually delineated in Figure L.3.

- RESIDENTIAL-

- Rural Residential - Rural land with typically medium to large lots with plenty of open space. Rural residential areas lack pedestrian orientation and are automobile focused. These areas are found adjacent to local road networks.
- Traditional Neighborhood- Residential area in older part of the community typically developed prior to WWII. Characteristics include high pedestrian orientation, sidewalks, street trees, and street furniture; on-street parking; small, regular lots; limited open space; buildings close to or at the front property line; predominance of alleys; low degree of building separation; neighborhood-scale businesses scattered throughout the area. Already exhibiting many of the characteristics of traditional neighborhood development (TND), these older neighborhoods should be encouraged to maintain their original character, with only compatible infill development permitted. The City of Grantville has two classifications of traditional neighborhoods: stable and declining.
 - Stable- A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of homeownership. Location near declining areas of town may also cause this neighborhood to decline over time.
 - Declining - An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use.
- Subdivisions- Area where typical types of suburban residential subdivision development have occurred. Without specific requirements and consistent oversight new development of this kind offers little or no green space or community open space.
- Government Housing- Institutional housing provided and maintained by the government. These areas are multi-family units located in two areas of Grantville.

- COMMERCIAL AND INDUSTRIAL-
 - Commercial - Characterized by small retail shops or service provision centers. Some examples include gas station, car lot, and Bell South office. Most in Grantville are scattered throughout the city, except within the Downtown Core.
 - Light Industrial- Areas used to manufacture goods or products, most areas in Grantville produce no smoke or negative by-products.
- MIXED USE:
 - Downtown Core- A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, professional office, and appropriate public and open space uses easily accessible by pedestrians. The Area also comprises the traditional central business district. There are numerous undeveloped or vacant areas within the downtown core.
- DEVELOPABLE- Consists of any area that has no sufficient structure and has the potential for development in the future. Such as vacant lots, agricultural land, and any forest area. These areas may exhibit some slight variation of character, but all maintain the ability for further development.

Figure L.4 Grantville Character Areas



Areas Requiring Special Attention

Grantville is a rapidly growing community. In order to plan properly for this growth it is imperative that the community identify and highlight areas that require special consideration. The areas listed here as requiring special consideration were chosen by reviewing the work in other parts of this document, working with local officials, and analyzing comments made during the citizen participation process. The discussion of areas requiring special consideration on the following pages conforms to the State of Georgia’s Standards and Procedures for Local Comprehensive Planning.

AREAS OF SIGNIFICANT NATURAL OR CULTURAL RESOURCES

Although Grantville is located in an area of considerable natural beauty, there are no unique natural resources in the community that require

any consideration beyond the normal care that should be given to protecting the natural environment of an area. Unfortunately, the cultural resources of the City are more fragile than its natural resources. Over the past several years the City of Grantville has seen a trend in development style that is inconsistent with its historic character. Continued unrestricted development will undoubtedly result in a direct negative impact to the economic vitality of the city. For this reason it is necessary to encourage flexibility in zoning regulations to encourage redevelopment of historic areas that are currently in decline and preserve areas of local and regional historic significance. Properly maintaining the assets that give the community its distinctive and unique character will be vital to preserving the small town character and improving the quality of life for current and future residents.

AREAS WHERE RAPID DEVELOPMENT OR CHANGE OF LAND USE IS LIKELY

The most rapidly developing area in Grantville is near the interchange of Interstate 85 and U.S. Highway 29 and along Highway 29 near the southern boundary of the community.

AREAS WHERE DEVELOPMENT MAY OUTPACE COMMUNITY RESOURCES AND SERVICES

The City of Grantville has done a good job providing resources and services to its expanding population. Barring any unforeseen circumstances and with careful planning, the City should be able to facilitate its projected growth without any major difficulties.

AREAS IN NEED OF REDEVELOPMENT

Housing in several areas of Grantville continues to deteriorate due to poor maintenance (probably resulting from low-levels of home-ownership and low-income in those areas). Much of the housing stock in the city is over 50 years old could properly be labeled “dilapidated”. Not all homes have complete plumbing and kitchen facilities and could properly be labeled “substandard”. Dilapidated housing is highly unattractive to potential new residents and, in fact, the image of a poor quality of life can deter higher quality residential, commercial, and industrial (re)development from occurring. Poorly maintained housing presents serious health issues to its inhabitants. There is a need for the redevelopment of declining residential areas to spur further development in surrounding vacant areas. While many of the properties are outside of Grantville’s previously delineated historic district, preservation of these areas could well prove beneficial to the city’s marketing of rural, historical character. Demolition of non-historic

areas determined to be “beyond repair” can clear new land for redevelopment infill activities.

A second area of concern is the traditional downtown area. Although the downtown is historically significant and is showing signs of revitalizing itself, there is still work to be done. The City of Grantville should work to revitalize and protect its downtown area.

LARGE ABANDONED STRUCTURES OR SITES

There are no significant large abandoned structures or sites in the City of Grantville. The aforementioned vacant storefronts in the traditional downtown area and the abandoned and dilapidated houses in some areas of the traditional neighborhoods are scattered through the areas. Although there are no single concentrations of abandoned structures or sites, the vacant downtown buildings and deteriorating traditional neighborhoods should be viewed by the City as areas of concern.

AREAS WITH SIGNIFICANT INFILL DEVELOPMENT OPPORTUNITIES

The downtown area and the surrounding traditional neighborhood areas contain a number of vacant or underdeveloped land parcels that could be developed. The City should enact ordinances and regulations requiring that the development of these parcels be in keeping with their surroundings.

AREAS OF SIGNIFICANT DISINVESTMENT

As previously mentioned, the traditional downtown area and its surroundings residential neighborhoods have experienced a long period of decline. Some redevelopment is occurring in the business section of downtown, but redevelopment of the surrounding neighborhoods not occurring.

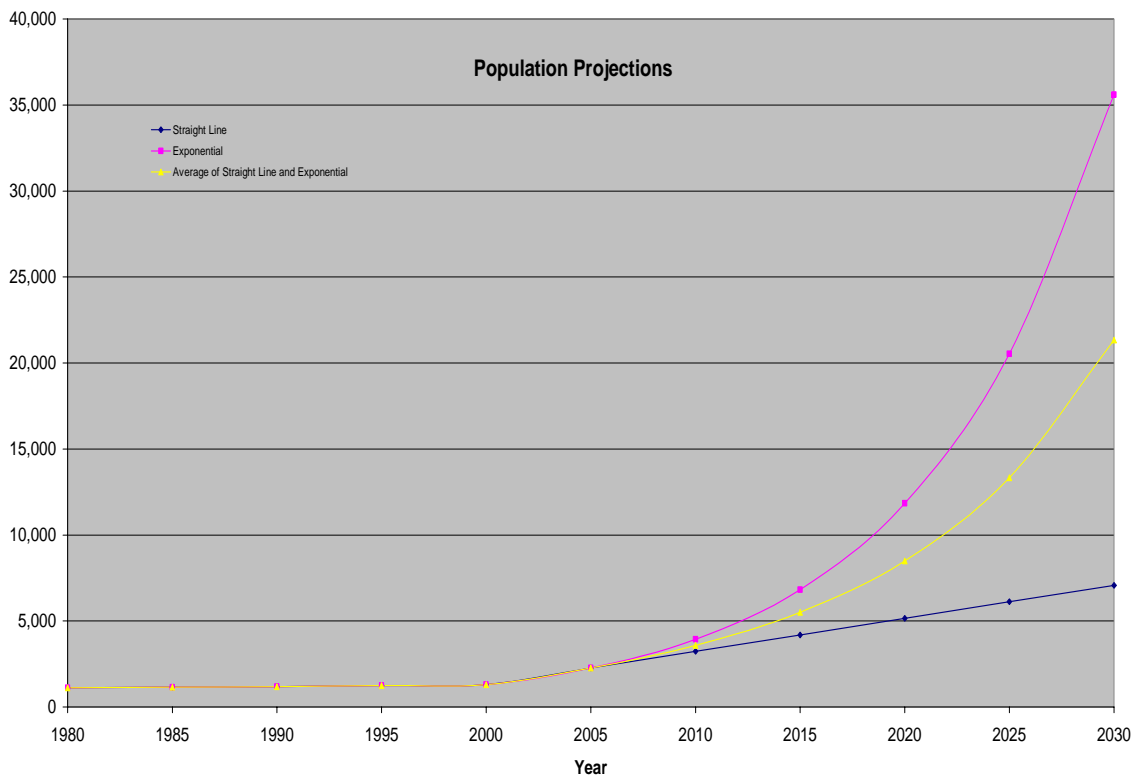
SUPPORTING DATA AND ANALYSIS

Population

P.1 Population Projections

The purpose of making population projections is to allow the local government to plan ahead to provide housing, services, and utilities for old and new residents without decreasing the quality of life or creating financial hardship. Therefore, it is appropriate to provide a range within which the actual population growth is reasonably expected to fall. The straight-line projection is based on the growth rate that was observed from 2000 to 2004, this rate is probably not reflective of the true population growth in the future. As more people make their homes in Grantville there will be a multiplier effect, more people attract more people. Another trend line was used by applying an exponential function to the population growth; although this number seems high it is better to prepare for the worst than not to be ready for future growth. So in an attempt to capture a nice middle range the straight-line trend and the exponential trend line were averaged giving a middle point with extremes on either side.

Figure P.1a *Population Projections*



CITY OF GRANTVILLE — COMPREHENSIVE PLAN 2006-2026

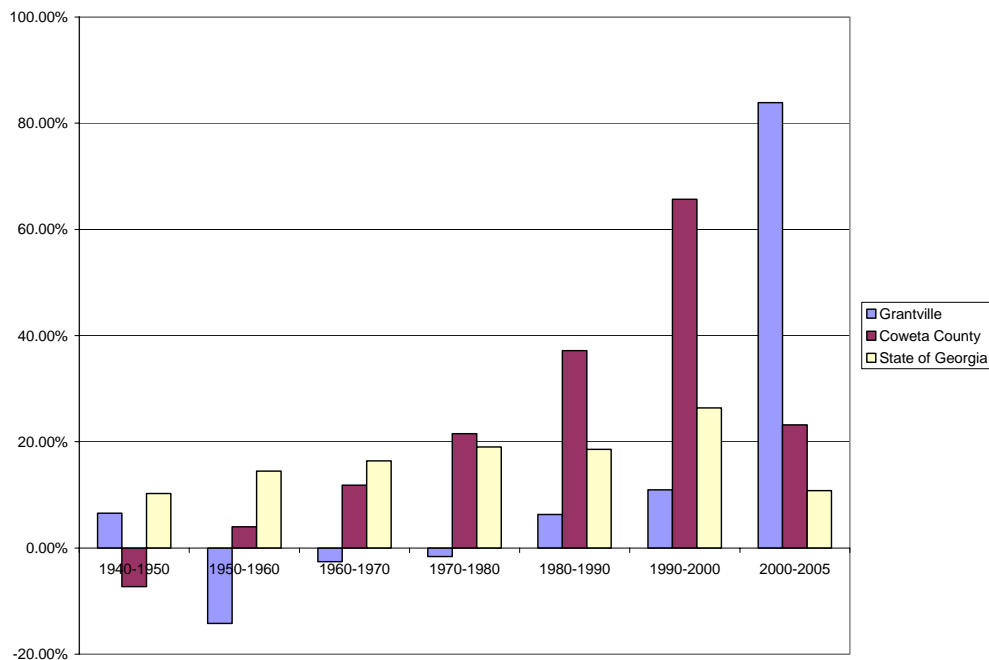
Table P1a: *Historic Population Trends Comparison*

Year	Grantville	Coweta County	State of Georgia
1940	1,267.00	29,972.00	3,123,723.00
1950	1,350.00	27,790.00	3,444,578.00
1960	1,158.00	28,893.00	3,943,116.00
1970	1,128.00	32,310.00	4,589,575.00
1980	1,110.00	39,268.00	5,463,105.00
1990	1,180.00	53,853.00	6,478,216.00
2000	1,309.00	89,215.00	8,186,453.00
2005	2,407.00	109,903.00	9,072,576.00

Table P1b: *Growth Rate Comparison*

Year	Growth Rate		
	Grantville	Coweta County	State of Georgia
1940-1950	6.55%	-7.28%	10.27%
1950-1960	-14.22%	3.97%	14.47%
1960-1970	-2.59%	11.83%	16.39%
1970-1980	-1.60%	21.54%	19.03%
1980-1990	6.31%	37.14%	18.58%
1990-2000	10.93%	65.66%	26.37%
2000-2005	83.88%	23.19%	10.82%

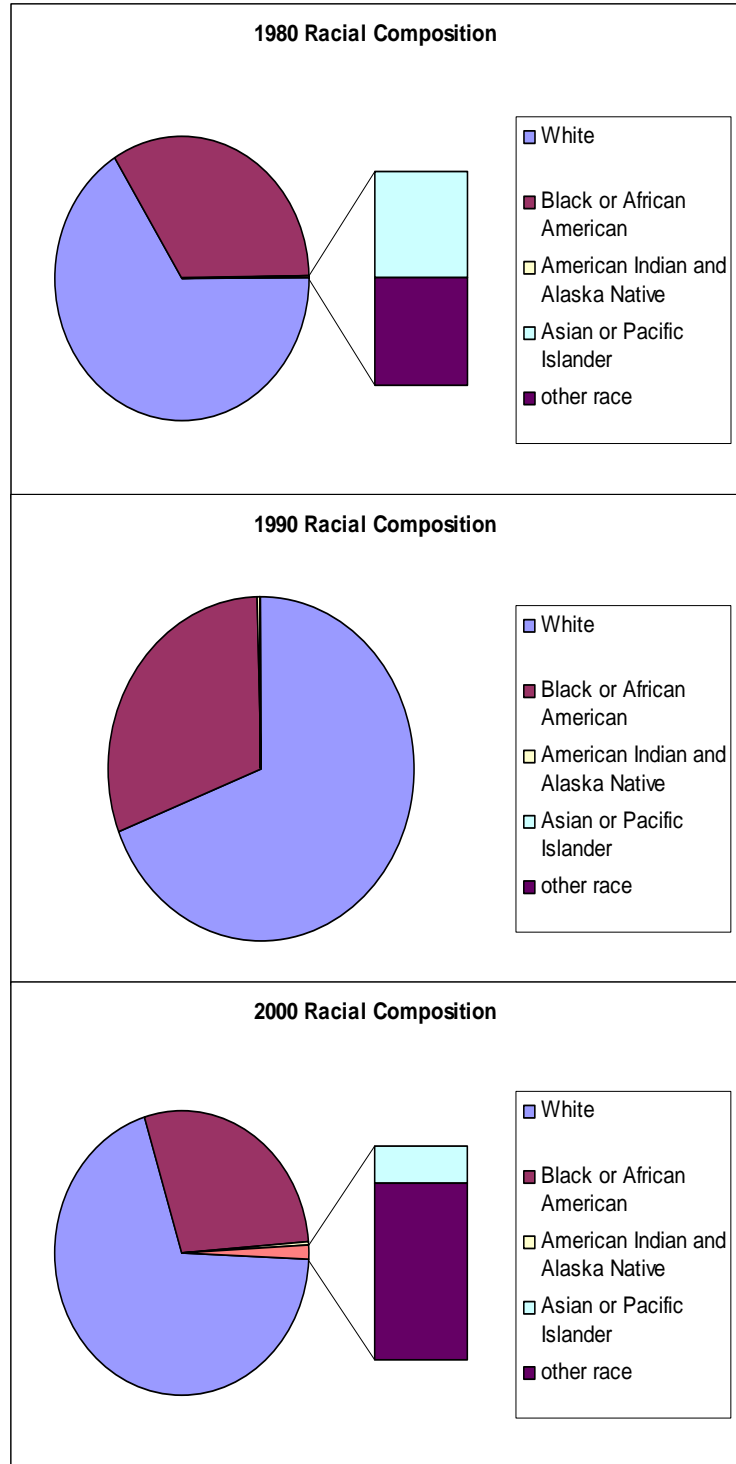
Figure P1b: *Growth Rate Comparison*



P.2 Racial Composition 1980-2000

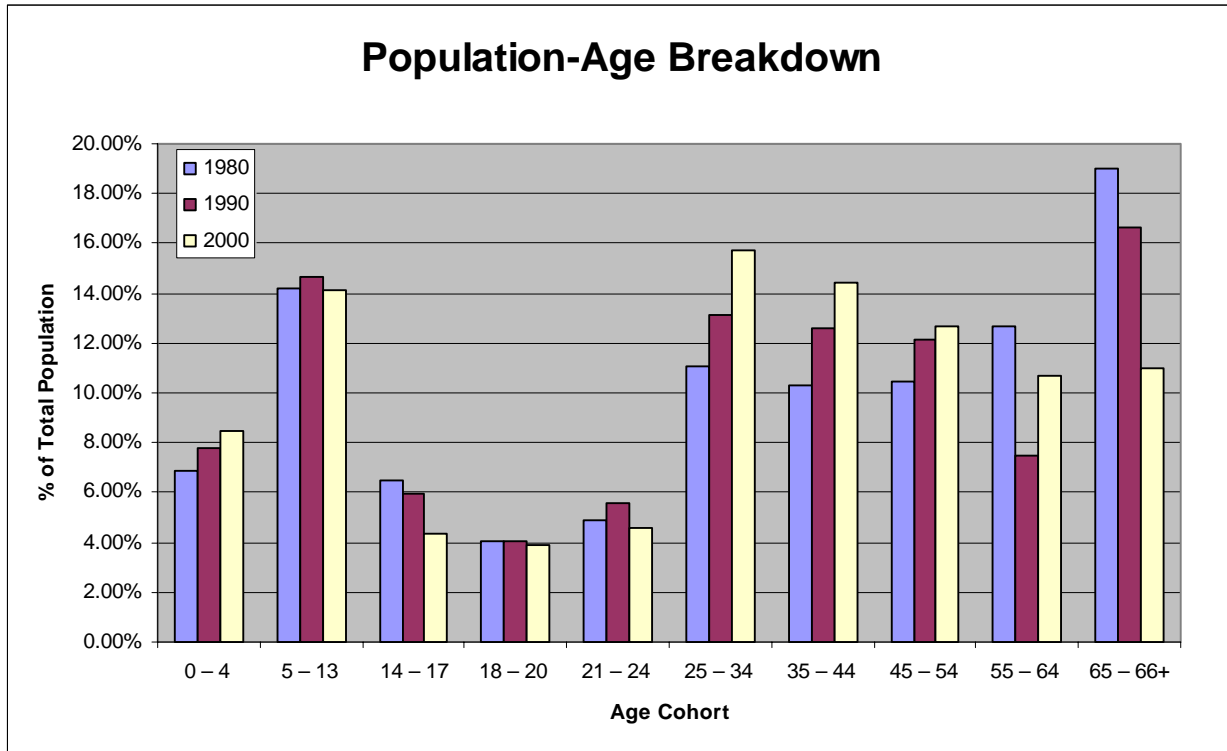
Figures P.2a, P.2b, P.2c *Racial Composition*

The racial mix of Grantville has remained basically the same over the last twenty years. It is hard to make small area projects regarding future trends in race and ethnicity. One trend that must be considered is the increase of the Latino population in the State of Georgia and Coweta County. It would be naive to think that as Grantville grows and economic opportunity in the community expands that it will not experience the same trend over the next 20 years. Since the timing and extend of any changes in the community's racial and ethnic composition are very difficult to predict, the implications for the community are impossible to determine. At this time the City of Grantville should be aware of possible changes in its racial and ethnic composition and plan on becoming a more diverse community.



P.3 Population by Age

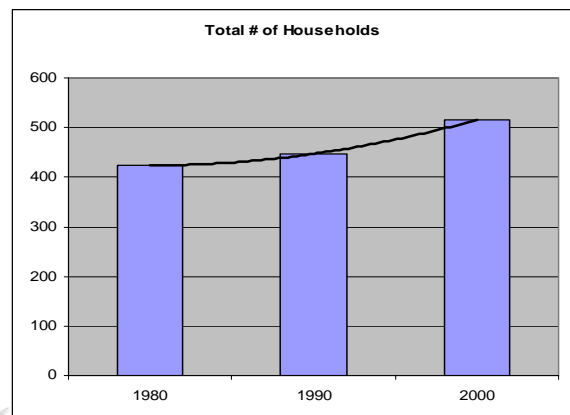
Figure P.3a *City of Grantville Population-Age Breakdown*



This graph is representative of a population that has historically consisted of large percents of the population in the lower and upper age ranges. The graph reflects the largest percent age increase in the 25-34 age group, this is possibly caused by the influx of young nesting couples looking to start a family. This could most likely also be reflective on the migration of young professional to an area of lower property cost.

Total households are just another way to gauge total population. This number represents the number of actual group or family units living under the same roof. If the total numbers of households are increasing as is the general population, a positive correlation will exist between population and households.

Figure P.3b *Total # of Households 1980-2000*



CITY OF GRANTVILLE — COMPREHENSIVE PLAN 2006-2026

Table P3a: Historical Comparison of Population by Age

Age	1980		1990		2000	
	Grantville	Coweta	Grantville	Coweta	Grantville	Coweta
0 – 4	6.85%	7.85%	7.80%	8.39%	8.48%	8.17%
5 – 13	14.23%	15.69%	14.66%	15.54%	14.13%	16.33%
14 – 17	6.49%	7.87%	5.93%	4.57%	4.35%	4.25%
18 – 20	4.05%	4.79%	4.07%	4.23%	3.90%	3.33%
21 – 24	4.86%	6.02%	5.59%	5.49%	4.58%	4.27%
25 – 34	11.08%	15.48%	13.14%	16.94%	15.74%	16.22%
35 – 44	10.27%	12.23%	12.63%	15.54%	14.44%	17.16%
45 – 54	10.45%	10.10%	12.12%	11.15%	12.68%	13.40%
55 – 64	12.70%	9.01%	7.46%	8.03%	10.70%	8.38%
65 +	19.01%	10.94%	16.61%	10.11%	11.00%	8.49%

Figure P3c: Historical Comparison Population by Age

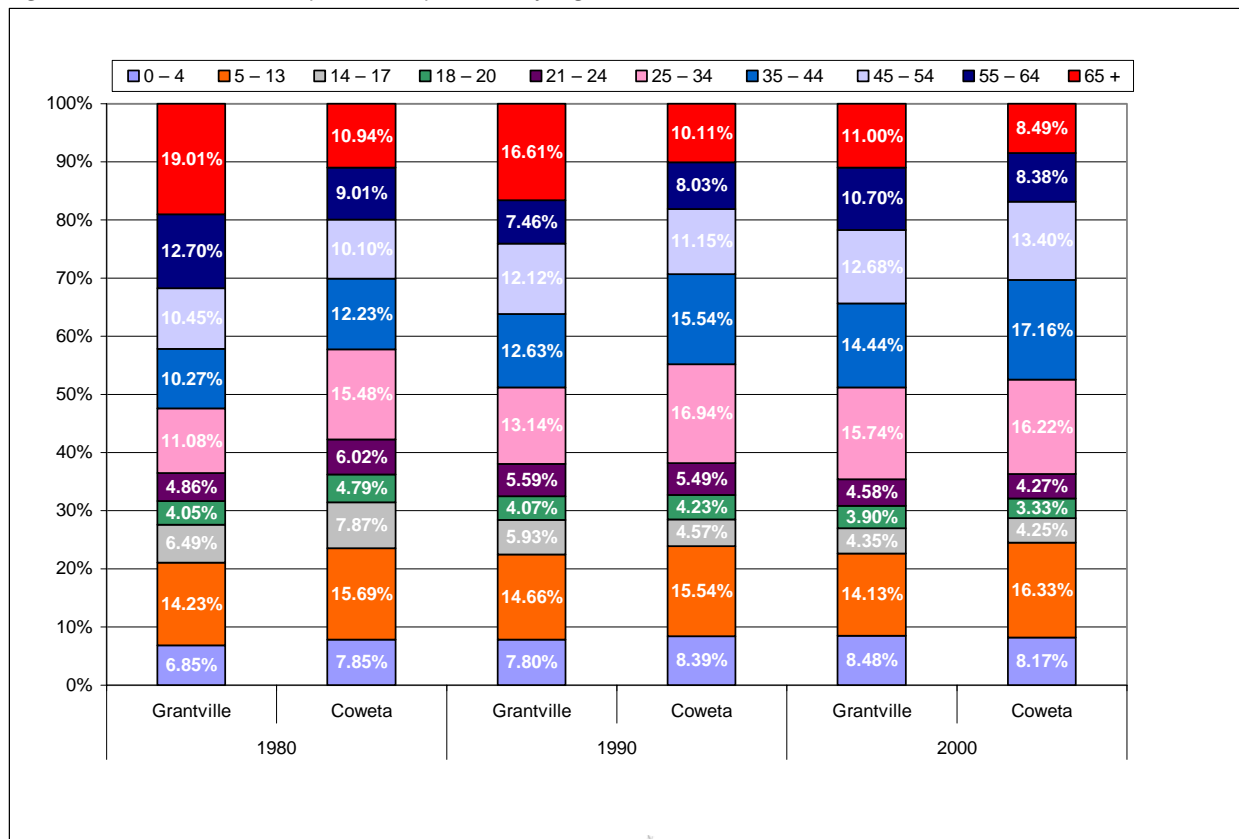


Table P3b: *Projected Population by Age*

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

P.4 Income

Figure P.4a *Per Capita Income Growth*

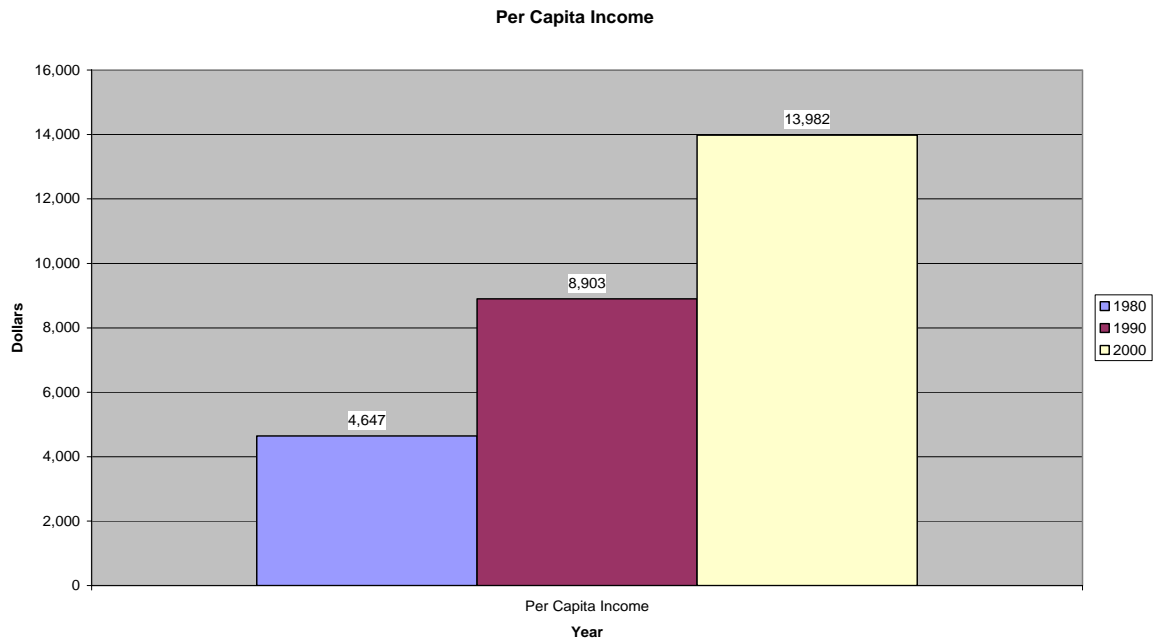


Figure P4b: Comparison of Growth in Per Capita Income

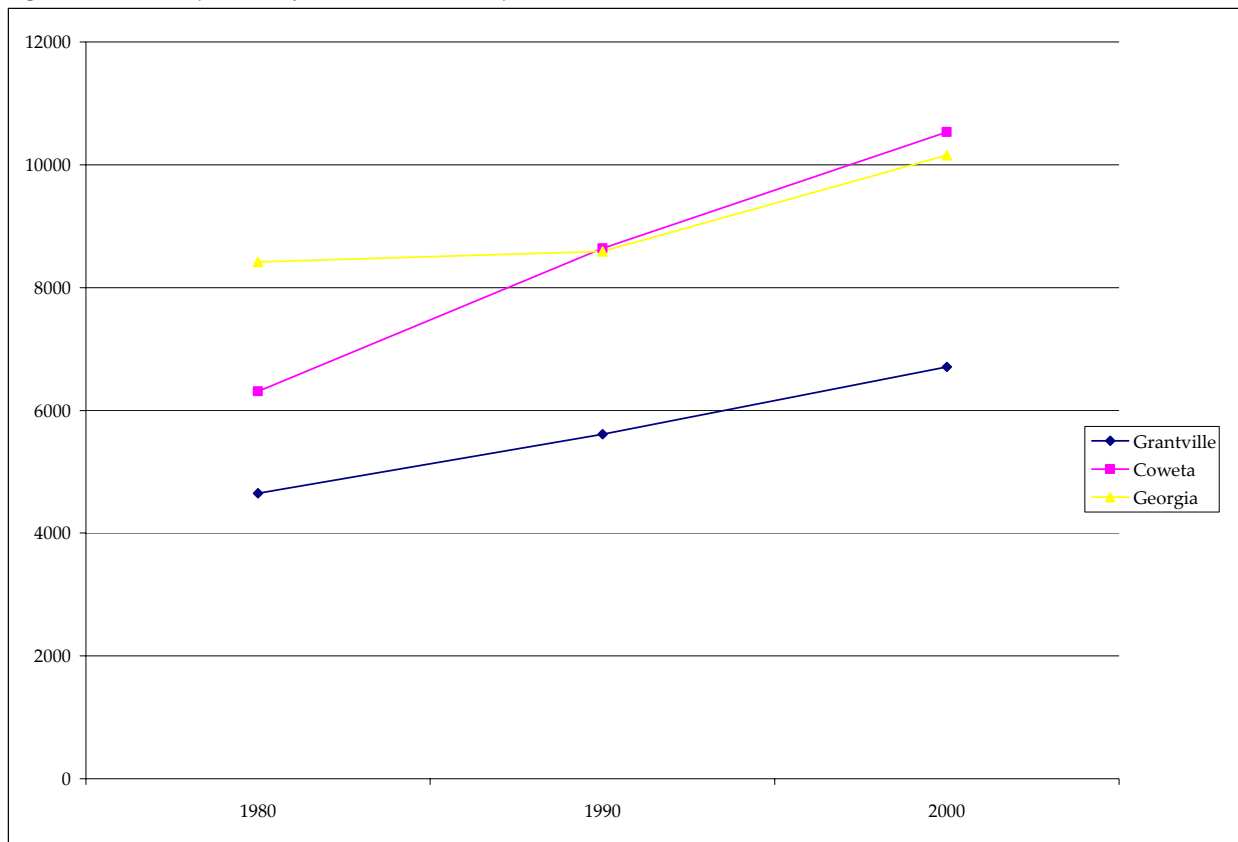


Figure P4b shows per capita income growth for Grantville, Coweta County and the State of Georgia from 1980 to 2000. All incomes are expressed in 1980 constant dollars as calculated with the Bureau of Economic Analysis' inflation calculator based on the consumer price index. As the chart shows, the incomes of all three jurisdictions have increased over the twenty year period; however, the income gaps between the City and the County and State have widened.

These data reflect an increase in household incomes from 1990 to 2000. The migrating population of young professionals has brought up the average household income. There will probably be a similar trend to this one over the next 20 years as wealthier commuters move into the area.

The 2005 *American Community Survey* estimates the per capita incomes for Coweta County and the State of Georgia to be \$24,595 and \$23,982 respectively. The survey did not provide an estimate for Grantville. As the population of Grantville grows and becomes more similar to that of Coweta County in terms of age, education

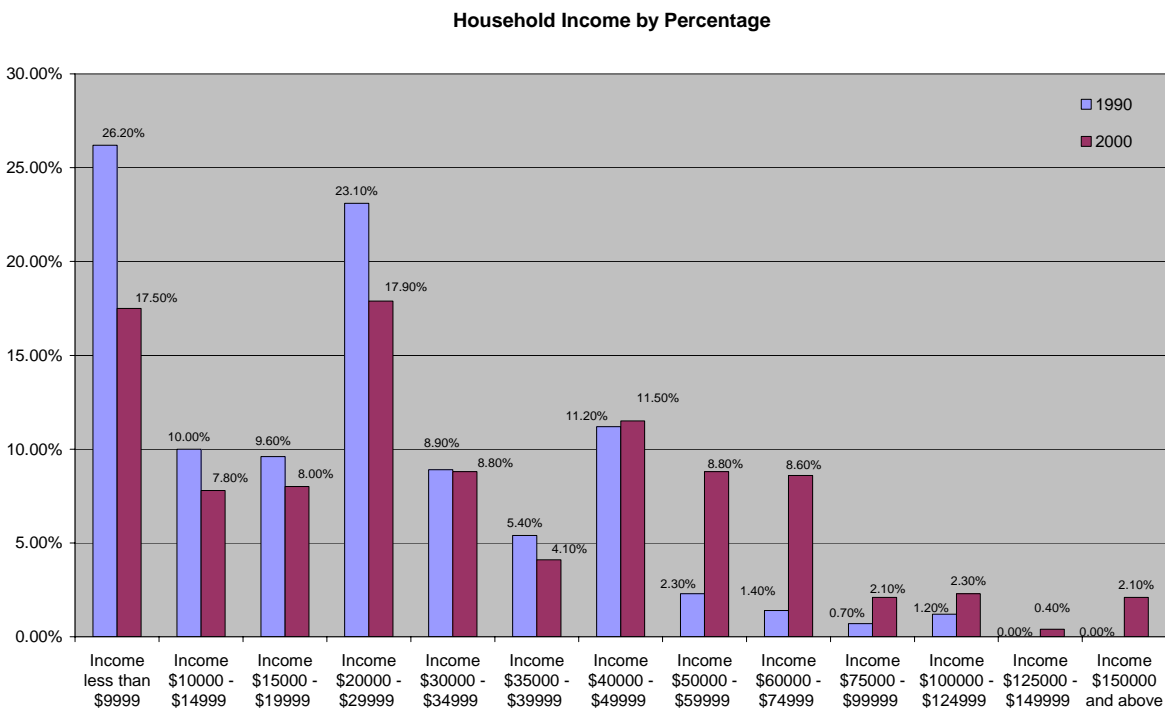
and occupation, its income levels should approach those of the County. Although any income projections for a geographic area as small as Grantville are very problematic, it is reasonable to assume that the City's future income levels will become more similar to those of Coweta County and much higher than they are today. Woods & Poole Economics, Inc. have prepared per capita income projections for Coweta County and the State of Georgia. The projections are presented in 1996 constant dollars. Those estimates are shown in Table below.

Table P4a: Comparison of Growth in Per Capita Income

Category	1980	1990	2000	2005	2010	2015	2020	2025
Coweta County	\$15,210	\$19,625	\$23,818	\$24,284	\$24,801	\$25,399	\$26,084	\$26,828
Georgia	\$15,353	\$20,715	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413

Source: Town of Shapsburg, Georgia 2006-2026 Comprehensive Plan Update Technical Addendum

Figure P.4c Household Income by Percentage



Housing

One of the best indicators of a community’s quality of life is the housing stock in the area. There is a need to provide ample amounts of structurally sound, un-crowded, and affordable housing to enhance the quality of life to a municipality’s citizens. The following analysis will identify past conditions and inventories; as well as current conditions and future trends. The housing analysis serves as the framework for the formulation of housing goals and implementation programs.

H.1 Housing By Type

Table H.1 presents data taken from the 1990 and 2000 census of housing. There has been an increase of seventy total housing units from 1990 to 2000. With all of the growth coming from single family detached dwellings. The increases seen in single family detached housing are caused by the building of new subdivisions inside the city limits. Overall single family detached housing dominates all housing types with nearly 84% in 1990 and almost 88% in 2000. This trend of single family detached housing has continued through 2006 as several new sub-divisions have been constructed providing for just about all new housing developments.

Table H.1 *Housing by Type*

Housing Type	1990		2000		# Increase or Decrease
	#	%	#	%	#
TOTAL Housing Units	483		553		70
Single Units (detached)	405	83.85%	484	87.52%	79
Single Units (attached)	5	1.04%	4	0.72%	-1
Double Units	17	3.52%	13	2.35%	-4
3 to 9 Units	4	0.83%	2	0.36%	-2
10 to 19 Units	0	0.00%	0	0.00%	0
20 to 49 Units	0	0.00%	2	0.36%	2
50 or more Units	0	0.00%	0	0.00%	0
Mobile Home or Trailer	44	9.11%	48	8.68%	4
All Other	8	1.98%	0		-8

H.2 Age and Conditioning of Housing

Age and lack of complete plumbing and kitchen facilities are good indicators of the overall quality of a community’s housing stock. Table H.2a

Table H.2a *Age of Housing Comparison*

YEAR STRUCTURE BUILT	Grantville		Georgia	
	#	%	#	%
Total	553	100	3,281,737	100
1999 to March 2000	35	6.3	130,695	4
1995 to 1998	25	4.5	413,557	12.6
1990 to 1994	49	8.9	370,878	11.3
1980 to 1989	40	7.2	721,174	22
1970 to 1979	78	14.1	608,926	18.6
1960 to 1969	35	6.3	416,047	12.7
1940 to 1959	108	19.5	427,488	13
1939 or earlier	183	33.1	192,972	5.9

presents the age of the housing stock data for Grantsville and Georgia in 2000. There are some drastic differences between Grantsville and Georgia; 52.6% of Grantsville’s housing was built before 1960, while in Georgia the percentage is only 18.9%. This data reflects that the majority of housing in Grantsville is much older than the state average. Since the last Census a large number of building permits have been issued and a lot of new houses have been built in Grantsville so these numbers may be somewhat misleading.

Table H.2b *Plumbing and Kitchen Facilities Grantsville*

Category	1990	2000
Total housing units	483	553
Lacking Plumbing Facilities	4	9
Lacking Kitchen Facilities	2	14

Lack of complete plumbing and kitchen facilities (substandard housing) does not present a major problem to the housing housing stock of the City of Grantsville. Housing units falling into in the substandard category comprise less that one percent of the total stock which approximates both state and regional rates.

H.3 Occupancy Characteristics

Table H.3a reflects the data for occupancy rates for the City of Grantsville. Nearly 73% own their own homes and only 27% are renters.

Table H.3a: *Owner/Renter Characteristics Grantsville*

	#	%
Occupied housing units	516	100
Owner-occupied housing units	375	72.7
Renter-occupied housing units	141	27.3

Vacancy rates among rental properties are higher than home owner vacancy rates, as presented in Table H.5. There are enough vacancies to allow for growth in the area. The homeowner vacancy rate is higher than Coweta County and the State of Georgia; this is most likely due to new houses that are being built in speculation of community growth.

Table H.3b: *Vacancy Rates Grantsville*

Geographic Area	Total Units	Occupied Housing Units	Vacant housing units				Vacancy rate	
			Total	Percent			Home Owner	Rental
				For Sale Only	For Rent	Seasonal, Recreational, Other		
Grantsville	569	516	53	34	18.9	5.7	4.6	6.6

H.4 Housing Costs

Housing costs provide the foundation for the state of housing in the community. The median price of a home (noted in Table H.4a) in Grantsville rose by over \$30,000 since 1990 when the median value was \$35,000, this change is also related to newly built higher priced single family detached homes being erected in the area.

Table H.4a *Value of Owner Occupied Households and Average Rents 2000*

Category	1990	2000
Median Value of Owner Occupied Houses	35,100	68,400
Median rent	300	456

Table H.4c presents data about gross rent in the city of Grantville and the State of Georgia. Most rental properties are less than \$750 dollars a month and the majority of rents range from \$300-\$750 per month. The median monthly rent in Grantville is \$150 dollars lower than the State's median rent.

Table H.4b *Owner Occupied Housing Value (in dollars)*

VALUE	Grantville		Georgia	
	#	%	#	%
Less than \$50,000	94	30	342,066.00	16.86
\$50,000 to \$99,999	185	59.1	666,086.00	32.82
\$100,000 to \$149,999	32	10.2	458,862.00	22.61
\$150,000 to \$199,999	2	0.6	239,312.00	11.79
\$200,000 to \$299,999	0	0	188,461.00	9.29
\$300,000 to \$499,999	0	0	134,506.00	6.63
Median (dollars)	68,400		100,600.00	

Table H.4c *Gross Rent Comparison*

GROSS RENT	Grantville		Georgia	
	#	%	#	%
Less than \$200	7	5.2	58,334	6
\$200 to \$299	3	2.2	55,958	5.8
\$300 to \$499	63	46.7	201,087	20.9
\$500 to \$749	32	23.7	301,088	31.2
\$750 to \$999	5	3.7	200,611	20.8
\$1,000 to \$1,499	6	4.4	75,550	7.8
\$1,500 or more	0	0	13,285	1.4
No cash rent	19	14.1	58,533	6.1
Median (dollars)	456		613	

H.5 Cost Burdened Households

Housing cost is directly related to the wealth of the residents of the community. Households that pay over 30% of their income on housing costs are considered to be cost burdened. Households that pay more than 50% are considered to be severely cost burdened. The data in Table H.5 Grantville reflects that cost burdened and severely cost burdened households percentages are lower than state and county percentages.

Table H.5 *Cost Burdened Households Grantville 1990 and 2000*

Grantville City: Cost Burdened				
	1990		2000	
	#	%	#	%
Total	445		506	
30% - 49%	57	12.81%	68	13.44%
50% +	NA	NA	53	10.47%
Not computed	15		21	

H.6 Crowding

Overcrowding is another way to gauge the quality of a community's housing stock. Any house with more than 1 person per room is considered overcrowded. Overcrowded households have decreased since 1990 and are still below both county and state averages.

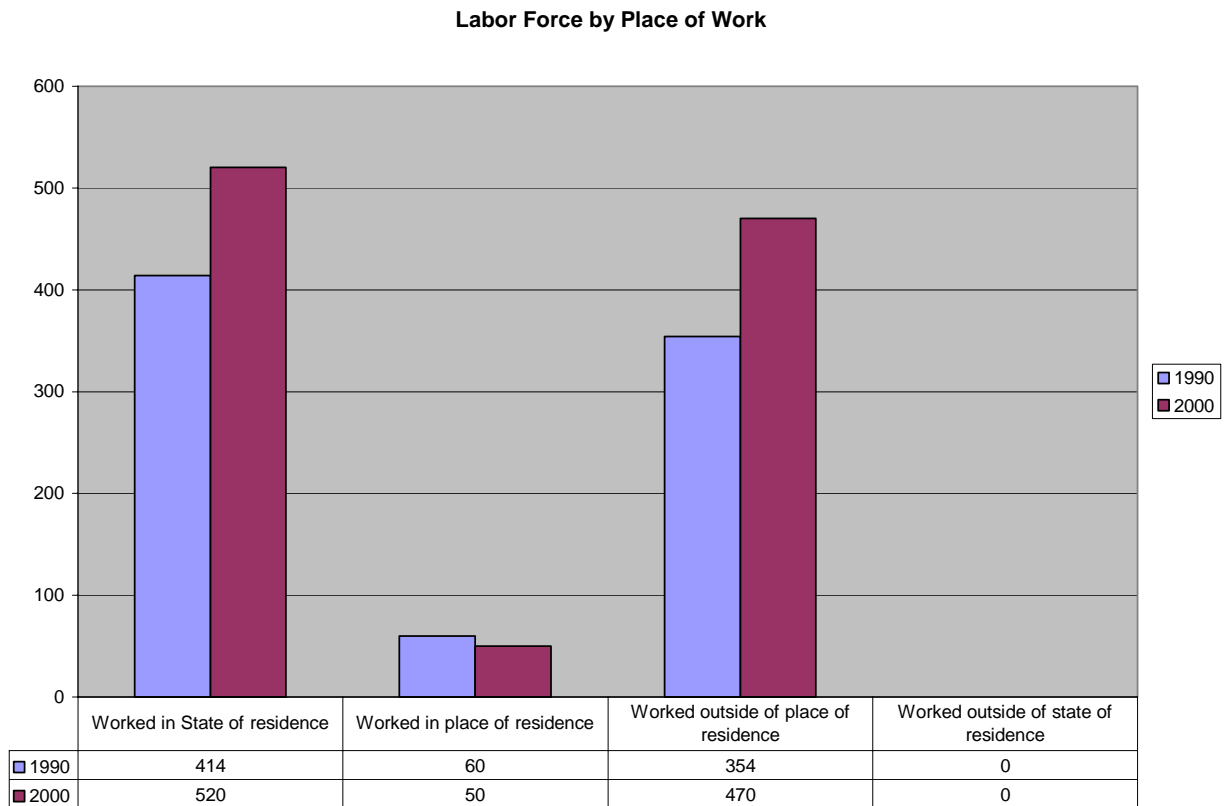
Table H.6 *Grantville's Overcrowded Households*

Grantville city: Overcrowding		
Category	1990	2000
Total occupied housing units	445	506
More than 1 person per room	20	17
Percent	4.49%	3.36%

H.7 Jobs-Housing Balance

This data reflects whether residents are commuting to work or if they are working within the community. This data shows that in 1990 and 2000 most Grantville residents work outside of the community and commute to work. This is representative of a bedroom community.

Figure H.7a *Labor Force by Place of Work*



An indicator of a poor jobs-housing balance in Grantville is represented in the commuting trends of its citizens. With a mean travel time of thirty minutes it is apparent that most citizens commute to Atlanta or other larger metropolises.

Table H.7b *Commuting to Work 2000*

COMMUTING TO WORK	#	%
Workers 16 years and over	520	100
Car, truck, or van -- drove alone	393	75.6
Car, truck, or van – carpooled	88	16.9
Public transportation (including taxicab)	3	0.6
Walked	5	1
Other means	19	3.7
Worked at home	12	2.3
Mean travel time to work (minutes)	30.3	(X)

H8. Special Housing Needs

Homeless

An accurate count of the homeless population within the City of Grantville is not available at this time. Nationwide, homeless persons are some of the most difficult individuals to enumerate. Although no specific data are available for homeless residents in Grantville, the Metro Atlanta Tri-Jurisdictional Collaborative on Homelessness conducted a one-day census on of the homeless for its service area on March 12, 2003. The Tri-Jurisdictional Collaborative’s service area includes the City of Atlanta, Fulton County, and DeKalb County. The results of the homeless census are reported below in Table H.8a. As the census indicates, the vast majority of the homeless in the Atlanta area resided within the City of Atlanta. Based on the work of the Tri-Jurisdictional Collaborative and the location and size of the City of Grantville, one could reasonably assume that homelessness is not a major problem in the community.

Table H.8a *Homeless Census Population Totals by Jurisdiction*

Jurisdiction	Unsheltered Homeless	Sheltered Homeless	Total	%
City of Atlanta	1,943	3,984	5,927	85.2
Balance of DeKalb Count	126	587	713	10.3
Balance of Fulton County	84	232	316	4.5
Totals	2,153	4,803	6,956	100

Source: The 2003 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census and Survey

Disabled Population

The disabled represent another segment of the overall population that often requires special housing needs. Table H8b presents data on the extent and type of disabled

citizens in the City of Grantville. With more than one fourth of the community's residents over the age of 5 classified as having some type of disability it is reasonable to assume that the City should devote some attention to the special housing needs of this group.

Table H.8b *Disability Status of the Civilian Noninstitutionalized Population*

Disability status of the civilian noninstitutional population	Both sexes	Male	Female
Population 5 years and over	1,179	579	600
With a disability	324	166	158
Percent with a disability	27.5	28.7	26.3
Population 5 to 15 years	198	104	94
With a disability	30	18	12
Percent with a disability	15.2	17.3	12.8
Sensory	3	2	1
Physical	0	0	0
Mental	30	18	12
Self-care	3	2	1
Population 16 to 64 years	846	430	416
With a disability	223	125	98
Percent with a disability	26.4	29.1	23.6
Sensory	52	27	25
Physical	107	60	47
Mental	63	39	24
Self-care	25	17	8
Going outside the home	60	33	27
Employment disability	140	71	69
Population 65 years and over	135	45	90
With a disability	71	23	48
Percent with a disability	52.6	51.1	53.3
Sensory	15	2	13
Physical	54	16	38
Mental	24	16	8
Self-care	16	3	13
Going outside the home	36	12	24
Population 18 to 34 years	367	194	173
With a disability	61	47	14
Percent enrolled in college or graduate school	0.0	0.0	0.0
Percent not enrolled and with a bachelor's degree or higher	0.0	0.0	0.0
No disability	306	147	159
Percent enrolled in college or graduate school	8.5	5.4	11.3
Percent not enrolled and with a bachelor's degree or higher	7.2	5.4	8.8
Population 21 to 64 years	757	385	372
With a disability	211	113	98
Percent employed	42.2	44.2	39.8
No disability	546	272	274
Percent employed	71.8	84.6	59.1

Source: U.S. Census Bureau

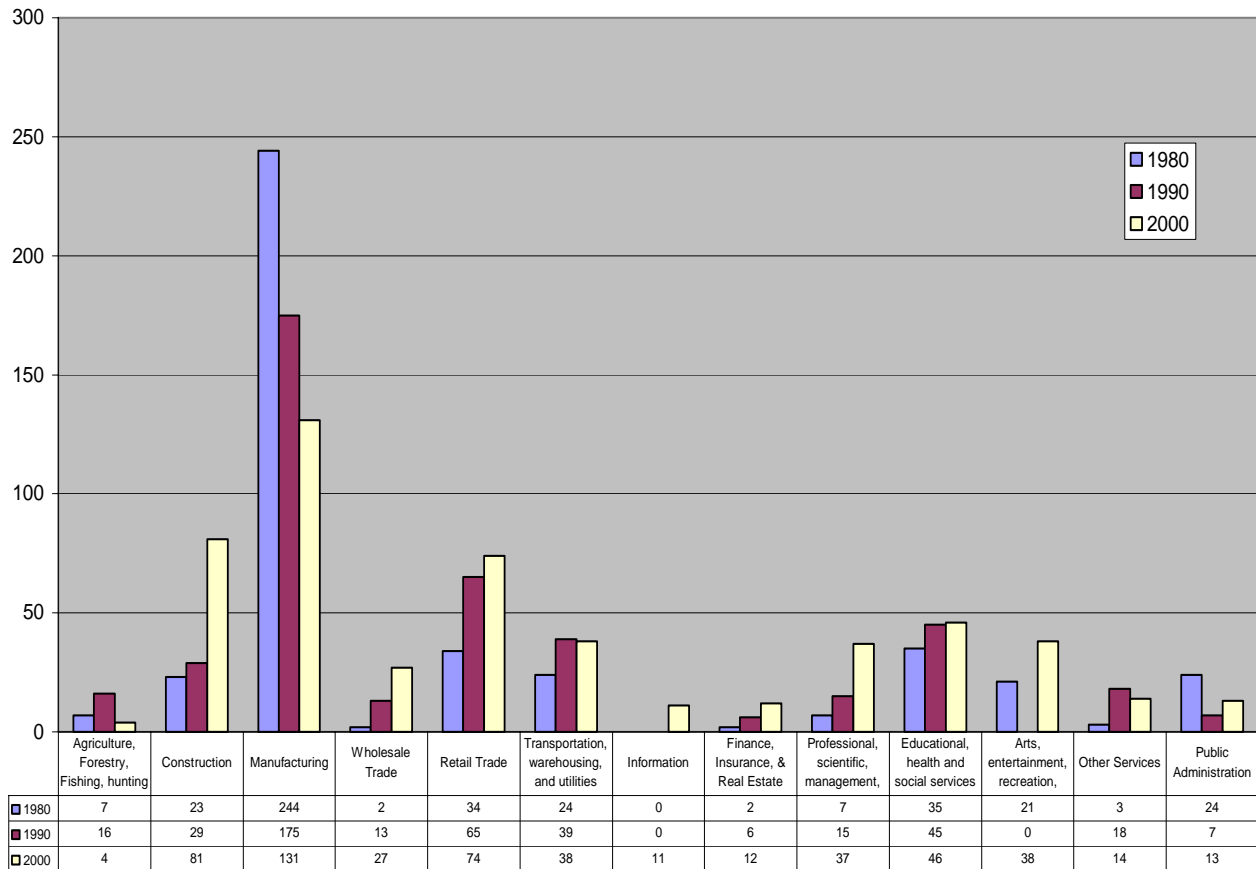
Economic Development

E.1 Economic Base

The economic base is the companies and institutions that provide the jobs in the community. Figure E.1 represents Grantville’s economic base for 1980, 1990, and 2000.

Figure E.1 *Employment by Industry*

Employment By Industry



The following trends are observable. Manufacturing has been the leading job producer in Grantville but that trend seems to be on the decline. The only other declining industry was agriculture and timber production. Retail trade is second in employment opportunities and has continued to rise with the influx of more residents. The construction industry has shown significant growth as developers and construction companies work to meet the housing and retail needs of the surging population; this industry will most likely continue to increase at a high rate due to the vast amount of building permits issued in the last 5 years. Other increases in employment by

industries include; public administration, wholesale trade, transportation, information, finance, professional, educational and arts and entertainment. These increasing industries are almost always associated with an increase in population, as the city grows so will the industries.

E.2 Labor Force

The labor force consists of citizens who are able to work (not including minors and the disabled). Table E.2 represents labor force data for 2000.

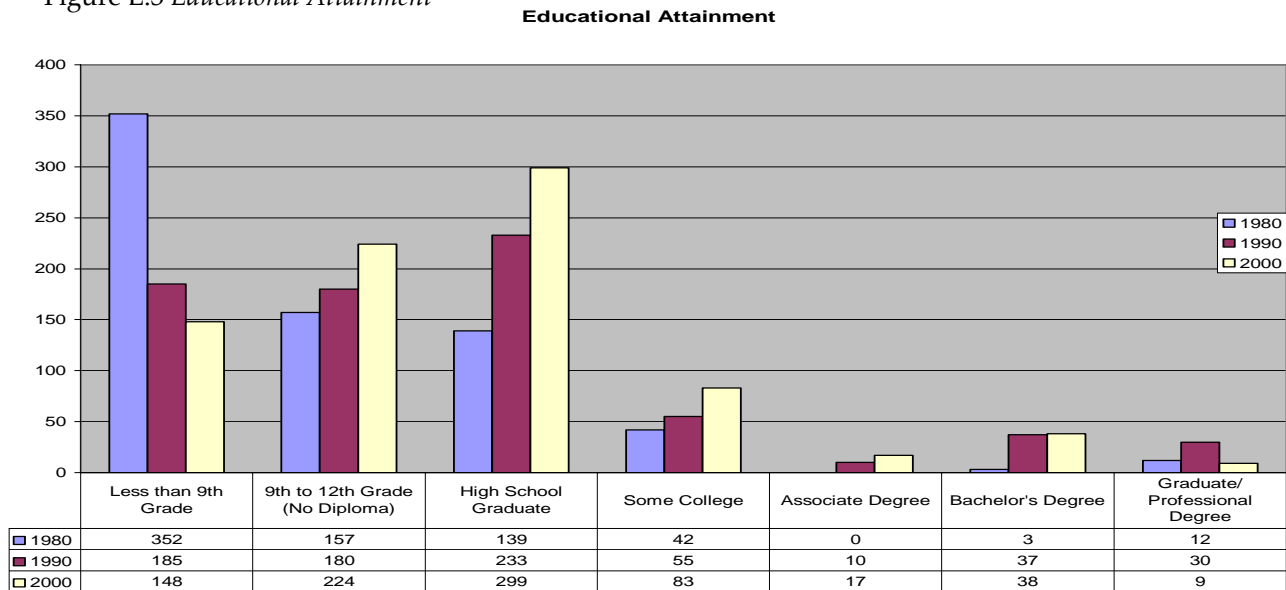
Table E.2 Labor Force

EMPLOYMENT STATUS	#	%
Population 16 years and over	981	100
In labor force	557	56.8
Civilian labor force	557	56.8
Employed	526	53.6
Unemployed	31	3.2
Percent of civilian labor force	5.6	(X)
Armed Forces	0	0
Not in labor force	424	43.2

E.3 Educational Attainment

Educational attainment and per capita income are directly related, a key indicator of Grantville's future success will be the education levels of its citizens. There

Figure E.3 Educational Attainment



is positive direction in education attainment as more citizens are obtaining High School diplomas and college degrees.

E.4 Economic Trends

The economic projections discussed herein are based on the midline population projections and reflect the historical employment trends since 1980 discussed in the preceding Population Element and Figure P.1. Projections are only a possibility of what may happen and should never be perceived with 100% confidence. Figure E.4 shows that with positive population growth the largest increase in employment will occur within the construction industry, followed by the retail trade industry; this makes sense because, with population growth, new housing and commercial centers will need to be constructed. The only industries negatively affected are agriculture/forestry and manufacturing; without the addition of any new manufacturing facilities the industry will become stale. Also, with vast new residential developments there will be no available land for agriculture/forestry activities. Most residents will continue to commute outside the city for employment opportunities.

Wages

The most recent wages rates for various occupations in the Coweta County Labor Market Area are shown in Table below.

Table E4: *Wages by Occupation*

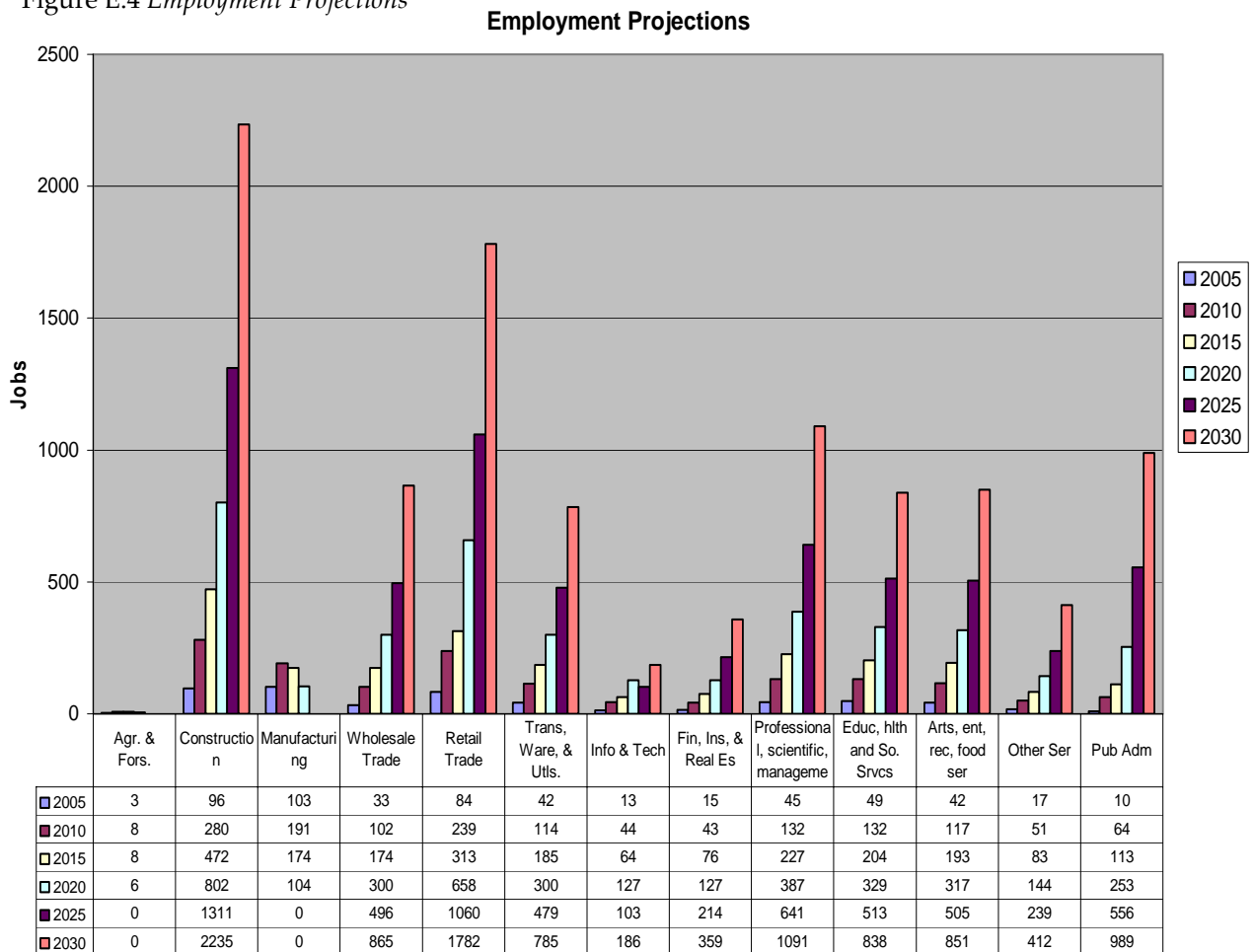
SOC Code	Occupation Title	Entry	25th %	Average	Median	75th %
00-0000	TOTAL ALL OCCUPATIONS	8.87	10.22	21.05	17.35	25.41
11-0000	MANAGEMENT OCCUPATIONS	25.11	29.16	47.00	41.70	58.74
13-0000	BUSINESS AND FINANCIAL OPERATIONS OCCUPATIONS	18.41	21.36	30.89	27.96	36.10
15-0000	COMPUTER AND MATHEMATICAL OCCUPATIONS	19.74	23.84	33.28	31.97	41.71
17-0000	ARCHITECTURE AND ENGINEERING OCCUPATIONS	17.97	21.23	30.83	28.62	38.62
19-0000	LIFE, PHYSICAL, AND SOCIAL SCIENCE OCCUPATIONS	17.05	20.28	29.88	28.62	38.04
21-0000	COMMUNITY AND SOCIAL SERVICES OCCUPATIONS	11.37	13.00	18.66	16.99	23.69
23-0000	LEGAL OCCUPATIONS	20.50	24.91	47.37	40.31	64.82
25-0000	EDUCATION, TRAINING, AND LIBRARY OCCUPATIONS	9.76	12.55	21.03	20.64	27.04
27-0000	ARTS, DESIGN, ENTERTAINMENT, SPORTS, AND MEDIA OCCUPATIONS	10.37	12.91	23.23	20.10	29.59
29-0000	HEALTHCARE PRACTITIONERS AND TECHNICAL OCCUPATIONS	15.12	17.96	31.38	24.54	32.78
31-0000	HEALTHCARE SUPPORT OCCUPATIONS	8.41	9.26	11.85	11.31	13.90
33-0000	PROTECTIVE SERVICE OCCUPATIONS	8.59	9.55	15.29	13.30	19.49
35-0000	FOOD PREPARATION AND SERVING-RELATED OCCUPATIONS	6.04	6.35	8.42	7.55	9.77
37-0000	BUILDING AND GROUNDS CLEANING AND MAINTENANCE OCCUPATIONS	6.90	7.28	10.10	9.89	12.74
39-0000	PERSONAL CARE AND SERVICE OCCUPATIONS	6.91	7.50	11.00	9.41	12.85

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SOC Code	Occupation Title	Entry	25th %	Average	Median	75th %
41-0000	SALES AND RELATED OCCUPATIONS	7.55	8.51	18.42	12.83	22.01
43-0000	OFFICE AND ADMINISTRATIVE SUPPORT OCCUPATIONS	9.88	11.29	15.55	14.32	18.86
45-0000	FARMING, FISHING, AND FORESTRY OCCUPATIONS	8.33	10.46	11.07	10.02	12.78
47-0000	CONSTRUCTION AND EXTRACTION OCCUPATIONS	10.51	12.59	17.10	16.24	21.51
49-0000	INSTALLATION, MAINTENANCE, AND REPAIR OCCUPATIONS	12.77	14.76	20.99	19.56	25.80
51-0000	PRODUCTION OCCUPATIONS	9.01	9.94	14.48	12.83	17.13
53-0000	TRANSPORTATION AND MATERIAL MOVING OCCUPATIONS	8.10	9.83	14.34	13.49	16.98

Source: Georgia Department of Labor

Figure E.4 Employment Projections



E.5 Economic Resources

Economic Development resources are provided throughout the county and city through 4 major sources:

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 and tourists to both Grantville and the County.

Coweta County Development Authority- This organization promotes industrial development, financed through bonds, via industrial parks and incentives.

Grantville Better Hometown (GBHT) -Grantville Better Home Town Inc. is a non-profit organization which, in coordination with the Grantville City Council, is seeking to develop an effective economic and community development plan for the City of Grantville and its immediate area. In correspondence with the goals of the City of Grantville, Coweta County and the State of Georgia, GBHT is striving to revitalize the community through promotional programs to educate local and potential residents. Their comprehensive programs aim to promote tourism and business relocation and to educate citizens on the processes used to enhance the overall attractiveness of our community to new quality development. <http://gbht.org/>

Grantville Day- A non-profit corporation dedicated to the economic and community development of Grantville. As an organization Grantville Day has completed the Regional Economic & Leadership Development Program and provides assistance to Grantville Businesses.

Additional Economic Development Resources are available to the City through the following agencies and organizations:

- Georgia Department of Economic Development
- Georgia Department of Community Affairs
- Chattahoochee-Flint Regional Development Center
- Georgia Tech Economic Development Institute
- 21st Century Coweta
- The Coweta, Fayette, Meriwether Joint Development Authority
- U. S. Small Business Administration
- Georgia Power Company
- U.S. Economic Development Administration
- U. States Department of Housing and Urban Development

Economic development tools available to the City of Grantville include control of local utility rates and Special Purpose Local Option Sale Taxes. Many agencies of state government offer programs to encourage economic development that could benefit Grantville either directly or indirectly. In September 2005 the Performance Audit Operations Division of the Georgia Department of Audits and Accounts identified the following State economic development programs:

Department of Agriculture

- Office of International Trade and Domestic Marketing

Department of Community Affairs

- Community Development Block Grant Incentive Program
- Community Development Block Grant Guarantee Program
- Community Development Block Grant Regular Round Competition
- Downtown Development Revolving Loan Fund
- Life Science Facilities Fund
- Regional Assistance Program
- Regional Economic Assistance Projects
- Regional Economic Business Assistance Program
- Tax-Exempt Industrial Development Bonds

Department of Economic Development

- Business Recruitment and Retention
- Governor's Entrepreneur and Small Business Office
- Film, Video, and Music Office
- International Trade Office
- Tourism Division

Department of Labor

- Office of Economic Development and Employer Relations

Department of Revenue

- Tax Credits
- Sales and Use Exemptions

Department of Technical and Adult Education

- Quick Start

Department of Transportation

- Air Transportation Program
- Airport Aid Program (Economic Development Projects Only)
- Governor's Road Improvement Program
- Rail Program (Economic Development Projects Only)
- State Aid Program (Economic Development Projects Only)

Georgia Environmental Facilities Authority

- Clean Water State Revolving Loan Fund (Economic Development Projects Only)
- *Georgia Fund (Economic Development Projects Only)*

Georgia Medical Center Authority

- *Activities to Support and Grow Life Science Industry*

Georgia Ports Authority

- *Office of Economic and Industrial Development*

One Georgia Authority

- *EDGE Fund*
- *Entrepreneur and Small Business Development Loan Guarantee Program*

Regional Development Centers

- Business Recruitment, Retention, Small Business/Entrepreneur, and Tourism activities (activities and priorities vary by region)

University System of Georgia

- Georgia Research Alliance
- ICAPP Advantage and Health Professional Initiative (Central Office)
- Advanced Technology Development Center (GA Tech)
- Economic Development Institute (GA Tech)
- EmTech Biotechnology Development, Inc. (GA Tech)
- Georgia Centers of Innovation (GA Tech)
- Office of Technology Licensing (GA Tech)
- Traditional Industries Program (GA Tech)
- CollabTech Biotechnology Development Center (GA Tech)
- Office of Technology Commercialization (GSU)
- Life Sciences Business Development Center (MCG)
- Office of Technology Transfer and Economic Development (MCG)
- Athens New Media Synergy Center (UGA)
- Georgia BioBusiness Center (UGA)
- Small Business Development Center Network (UGA)
- Technology Commercialization Office (UGA)

For more details on these programs go to:

<https://www.audits.state.ga.us/rptSearch/linkedList.aud?reqPage=14>

and download the document, *Georgia's Economic Development Programs*.

Also, as previously mentioned, not all of these programs will relate directly to Grantville; however, they all may provide some indirect benefits for the City's economy.

Colleges and Technical Schools in the Grantville Area

- West Central Technical College
- University of West Georgia
- Griffin Technical College
- Atlanta Technical College
- Psychological Studies Institute-Atlanta
- Brown Mackie College-Atlanta
- Strayer University-Roswell
- Atlanta College of Art
- Atlanta Christian College
- The Art Institute of Atlanta
- American Intercontinental University
- Argosy University-Atlanta Campus
- Devry University
- Atlanta Technical College
- Atlanta Metropolitan College
- Bauder College
- Beulah Heights Bible College
- Brown College of Court Reporting And Med
- Clark Atlanta University
- Georgia Medical Institute-Dekalb
- The Creative Circus
- Georgia Institute of Technology
- Georgia Military College-Atlanta Campus
- Grady Health System Professional Schools
- Georgia State University
- Herzing College
- Institute Of Paper Science And Technolog
- Interdenominational Theological Center
- John Marshall Law School
- Devry University Keller Graduate School
- Mercer University In Atlanta
- Morehouse College
- Morris Brown College
- Morehouse School of Medicine
- NCPT
- Oglethorpe University
- Portfolio Center

- Sanford-Brown Institute
- Spelman College
- Westwood College-Atlanta Midtown
- West Georgia Technical College
- Griffin Technical College
- Lagrange College

Unique Economic Situation

Grantville has two unique economic opportunities that it might seek to capitalize on in the near future. The City is in close geographic proximity to Atlanta Hartsfield-Jackson International Airport and the New KIA automobile assembly plant located near LaGrange, Georgia. The airport makes Grantville an attractive site for business and industry. The KIA plant offers the city an opportunity to attract suppliers for component parts and new residents from the workforce.

Natural & Cultural Resources

This planning document conforms to the minimum standards and procedures found in the Rules for Environmental Planning Criteria (Chapter 391-3-16) generally known as the "Environmental Planning Criteria" or "Part 5 Criteria" (from Part 5 of House Bill 215, which became the Planning Act).

A review of the natural and cultural resources in and immediately surrounding the City of Grantville was conducted. The following provides a brief overview of environmental considerations that have the potential to affect future development in the City of Grantville.

R.1 Waters of the United States

There are no streams or wetlands within or around the city which could rightly be considered waters of the U.S.

Figure R1a: *Area Watershed Map*

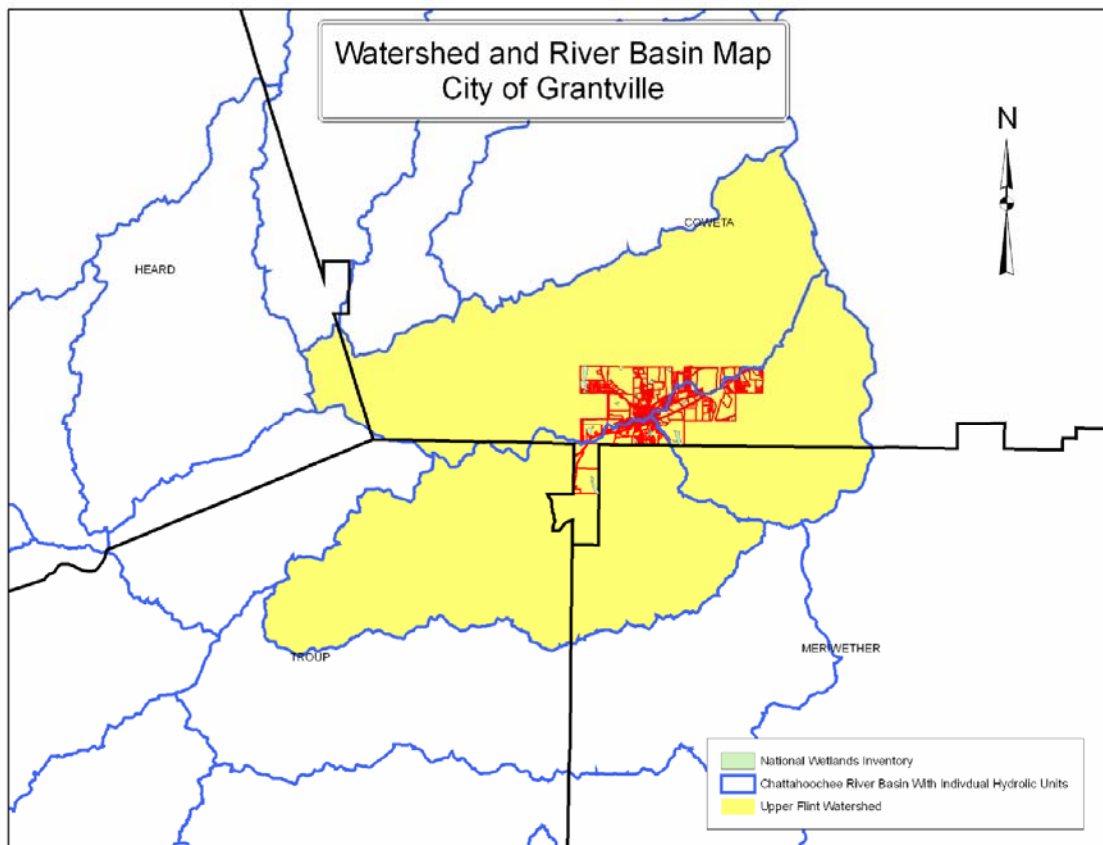


Figure R1b: *Inset of R1a focusing on the City of Grantville*

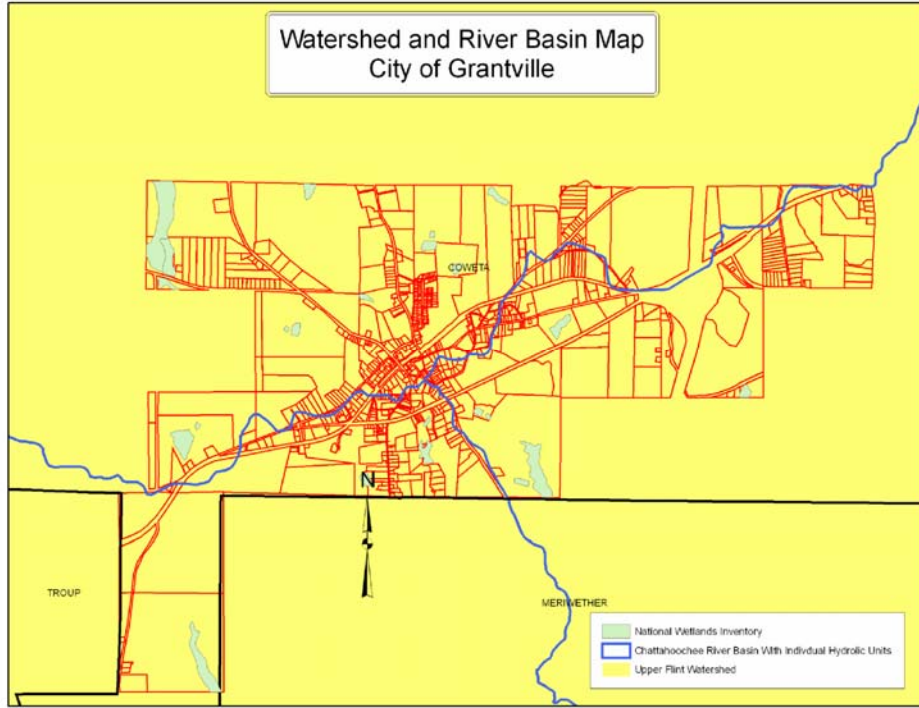
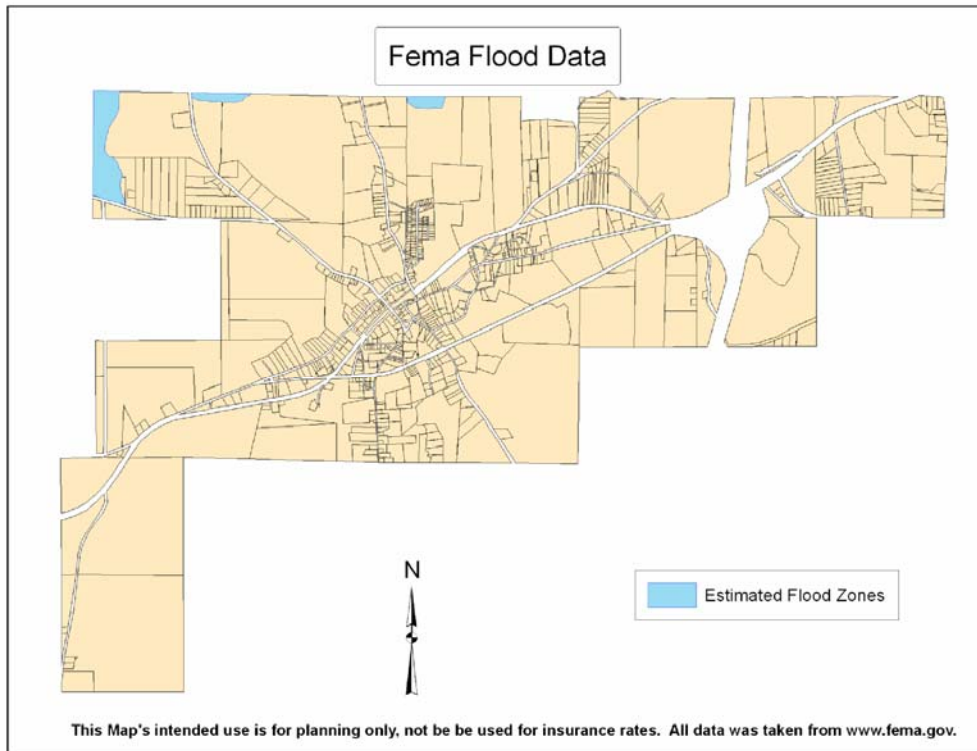


Figure R1c: *FEMA Estimated City of Grantville Flood Zones*



R.2 Impaired Waterways

State records indicate no known streams within the city that are not meeting the Total Maximum Daily Loads (TMDL) standards.

R.3 Threatened and Endangered Species

Since an exhaustive search for the presence of threatened or endangered species within the City of Grantville is beyond the scope of this planning document, a summary of the listed species potentially present within Coweta County is included in Table R.1. Conducting species surveys during the appropriate season will insure the targeted species are visible. Floral species are often indistinguishable or not visible during nonflowering seasons.

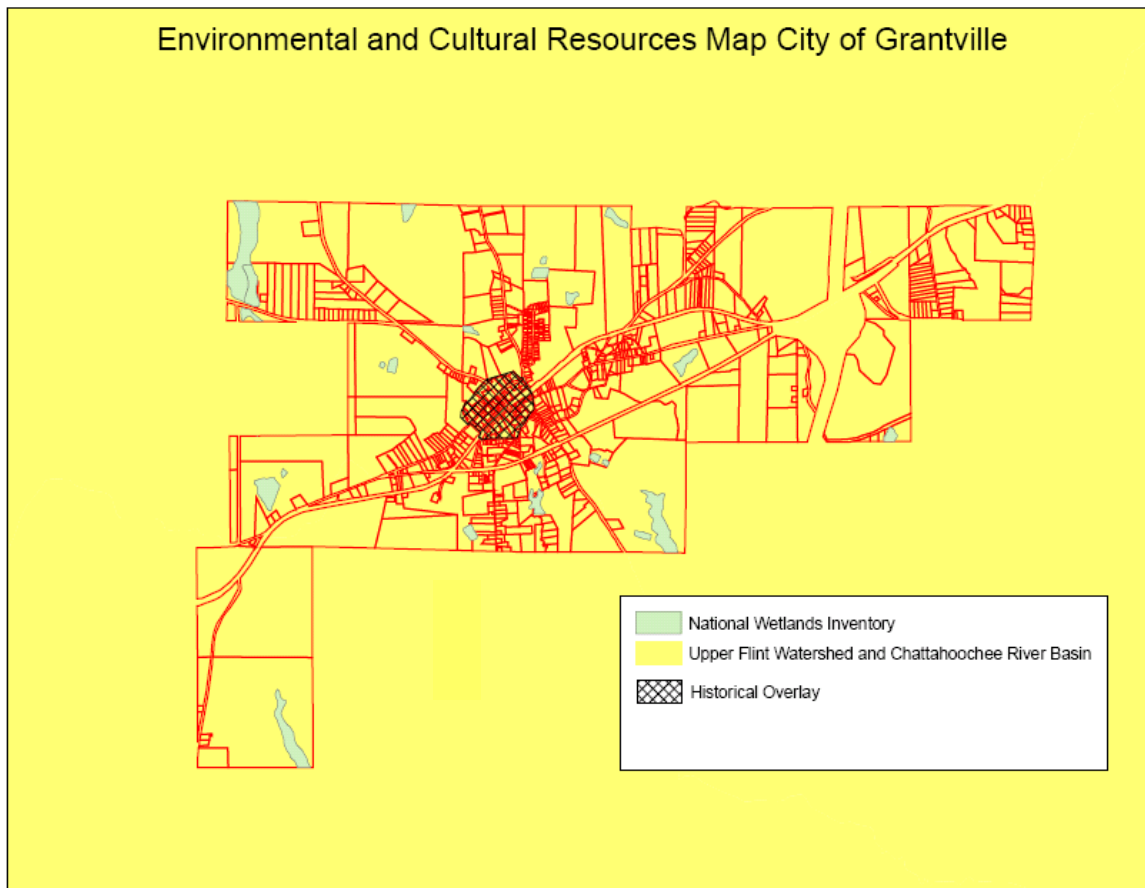
Table R.3 *Threatened and Endangered Species*

Common Name	Scientific Name	Federal Status	State Status	Habitat
Bald Eagle	<i>Haliaeetus leucocephalus</i>	T	E	Inland waterways and estuarine areas in Georgia
Bay Star Vine	<i>Schisandra glabra</i>	None	T	Twining on subcanopy and understory trees/shrubs in rich alluvial woods
Pink Lady Slipper	<i>Cypripedium acaule</i>	None	U	Upland oak-hickory-pine forests; piney woods
White Fringeless Orchid . Also known as Monkey-face Orchid.	<i>Platanthera integrilabia</i>	C	T	Red maple-blackgum swamps; also sandy damp stream margins; on seepy, rocky, thinly vegetated slopes
Bluestripe Shiner	<i>Cyprinella callitaenia</i>	None	T	Brownwater streams
Gulf moccasinshell mussel	<i>Medionidus Pencillatus</i>	E	E	Medium streams to large rivers with slight to moderate current over sand and gravel substrates; may be associated with muddy sand substrates around tree roots
Oval pigtoe mussel	<i>Pleurobema pyriforme</i>	E	E	River tributaries and main channels in slow to moderate currents over silty sand, muddy sand, sand, and gravel substrates
Purple bankclimber mussel	<i>Elliptioideus sloatianus</i>	T	T	Main channels of ACF basin rivers in moderate currents over sand, sand mixed with mud, or gravel substrates
Highscale Shiner	<i>Notropis hypsilepis</i>	None	T	Blackwater and brownwater streams
Shiny-rayed pocketbook mussel	<i>Lampsilis subangulata</i>	E	E	Medium creeks to the mainstems of rivers with slow to moderate currents over sandy substrates and associated with rock or clay

Key: T = Threatened; E = Endangered; C = Candidate; U = Unusual

Source: U.S. Fish and Wildlife Service and Georgia Department of Natural Resources

Figure R3: *Environmental & Cultural Resources*



R.4 Cultural Resources

The City of Grantville is home to one of the largest historic districts in the nation. There are several historic resources listed in the National Register of Historic Places within the city. These historic building are significant from both a cultural and architectural prospective.

At the time this plan was written, there were no known significant archeological sites in Grantville. In order to assure that all historic, cultural, architectural, and archeological resources are identified and assessed for potential direct and indirect effects resulting from the implementation of any proposed undertaking, a much more intensive survey would be required.

Community Facilities & Services

Community facilities such as government institutions, cemeteries, public parks, and recreation areas are considered part of the social environment and need to be identified within the impact region of any proposed undertakings under direct or indirect jurisdiction of an agency of the Federal Government.

According to the *Coweta County 2006-2026 Comprehensive Plan: Technical Addendum to the Community Assessment*, “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.” The *Addendum* offers the following additional information regarding the Service Delivery Strategy:

Table F1: *Service Delivery Overview*

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	

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Services Provided	Coweta County Service Delivery Strategy (1999)	Areas served	Changes in SDS Update (2004)
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	
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	

CITY OF GRANTVILLE — COMPREHENSIVE PLAN 2006-2026

Services Provided	Coweta County Service Delivery Strategy (1999)	Areas served	Changes in SDS Update (2004)
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	
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	

Services Provided	Coweta County Service Delivery Strategy (1999)	Areas served	Changes in SDS Update (2004)
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	
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	

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

F.1 Fresh Water Supply

One hundred percent of the residential, commercial and industrial structures in the City of Grantville receive their supply of fresh water from the city's water source. The city is currently unaware of any housing units that use private wells for drinking water. All of the city's water is purchased directly from Coweta County. Average daily use is currently 150,000 gallons/day though the city currently contracts with the county for up to 200,000 GPD (negotiations are presently underway to increase the contracted flow to 300,000 GPD. The City of Grantville operates one 100,000 gallon water tank and one 200,000 gallon tank. Coweta County, as the City of Grantville's sole freshwater supplier has agreements with several suppliers including Newnan Utilities, the City of Atlanta, and Spaulding County as reserve suppliers and has production facilities of its own.

Beginning in 2000, the city's water system has experienced a series of extensive expansion projects reflecting a current investment, to date, of approximately \$500,000. Since that time, service has been extended to approximately 700 new locations.

F2. Sewerage System, Wastewater Treatment and Stormwater Management

The sanitary and storm water sewer systems in the City of Grantville are separate. The City also requires all new construction projects to address storm water issues.

Approximately 70% of residential structures, 90% of commercial structures, and 100% of industrial structures use the municipal sewer services. Approximately 150 housing units currently use septic systems. The city operates four wastewater treatment facilities located on Pine Street, Colley Street, Lone Oak Road, and Meriwether Street. Approximately 40 acres are devoted to the operation of sprayfields. The design capacity of the system, as constructed, is approximately 270,000 GPD of which, on average, 150,000 GPD (55%) are actually used.

Beginning in 2000, the city's wastewater treatment system has experienced a series of extensive expansion projects reflecting a current investment, to date, of approximately \$1.5million. Since that time, service has been extended to approximately 700 new locations.

F3. Public Utilities

The City of Grantville provides natural gas and electricity to its citizens as a public utilities. Approximately 67% of residential structures, 95% of commercial structures, and 100% of industrial structures receive natural gas from the city, while 75% of residential structures, 75% of commercial structures, and 0% of industrial structures receive electricity from the city. Electricity is supplied to the city by the Municipal Electric Authority of Georgia while natural gas is supplied by the Municipal Gas Authority of Georgia.

The electric system within the city has been expanded to approximately 375 new customers with approximately \$200,000 invested. The gas system was completely rebuilt in 2001 and service has been extended to approximately 350 new locations reflecting an investment of approximately \$850,000, to date.

F4. Solid Waste Management

The City of Grantville provides solid waste disposal through the use of a private collector. The City currently is capable of meeting its solid waste needs; however, it is operating under an outdated solid waste management plan. The City should develop a new Solid Waste Management Plan in order to comply with Georgia Department of Community Affairs requirements and provide insights into future solid waste needs.

F5. Fire Services

The city's current ISO rating is Class 6. The city is served by one fire station at 282 Colley Street operated, under contract, with Coweta County. The county provides access to a total staff of 113 firefighters, 14 fire engines, 6 rescue fire engines, 2 ladder trucks, 11 tankers, 2 rescue trucks, 1 rescue boat, 1 4-wheeler ATV, 1 Hazmat truck, 27 cars and pick-up trucks (65 total vehicles) which can be dispatched to Grantville, as necessary. The county receives approximately 7,000 calls per year.

F6. Police

The city currently employs nine law enforcement officers and one administrative clerk with access to a total of eight Ford Crown Victoria Police Vehicles. The police department is operated out of Grantville City Hall at 123 LaGrange Street and handles 2,500-3,000 calls, annually (not including self-generated calls).

F7. Hospitals and Other Public Health Facilities

There are NO hospitals or other public health facilities in the city. The nearest hospital is currently approximately 10 miles away from Grantville in the City of Newnan.

F8. Recreation

The National Recreation and Parks Association recommends 1 acre of recreational space per 100 people. The City of Grantville currently exceeds this recommended standard by approximately 50%. Coweta County currently operates a 17-acre park on Colley Street, while the city operates Post Street Park on Post Street (~12 acres), Colley Park downtown (~1 acre), and Griffin Street Park on Griffin Street (~3 acres).

F9. General Government

General government activities are carried out in Grantville City Hall at 123 LaGrange Street. The facility currently houses all local government services: the public library, the senior center, the police department, the public works department, the public utilities department, and the municipal court.

Additionally, the City of Grantville operates the Grantville City Cemetery which has been in use since 1840. An accurate count of the graves does not exist. The cemetery contains approximately 15 acres and has approximately 100 grave sites remaining.

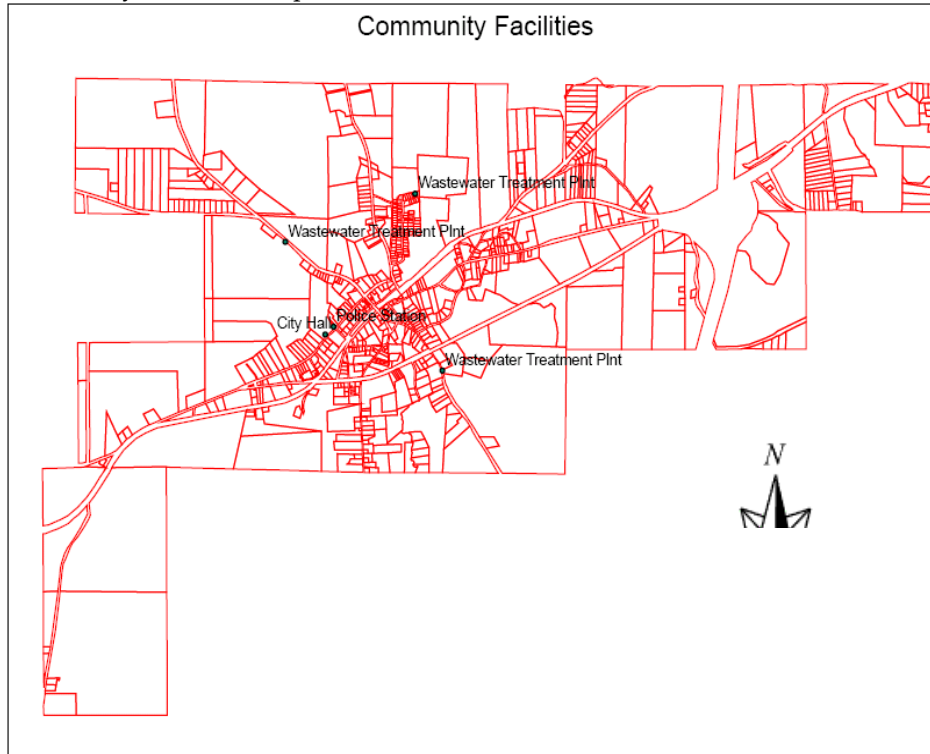
F10. Educational Facilities

All educational facilities are operated by the Coweta County School System headquartered at 237 Jackson Street in Newnan, GA. Specific questions relating to the provision of educational facilities for the citizens of the City of Grantville should be directed to the Coweta County Board of Education.

F11. Additional Facilities

The City of Grantville operates the Coweta County Genealogical Library right next to the railroad. The building was constructed before 1900 by the Atlanta and West Point Railroad to serve as a passenger depot. The city acquired the building in the 1950's. While it has served many purposes in the past (police headquarters, polling place, community center, etc) it currently serves as a repository of historical, genealogical documents for the use of the public.

Figure F11: Community Facilities Map



Transportation

The purpose of this section is to inventory and document the existing transportation system conditions in the City of Grantville. An understanding of the existing conditions is essential for developing recommendations for the comprehensive plan.

Note: At the time this document is being produced, Coweta County along with each of its incorporated municipalities is in the review process for a new Joint Comprehensive Transportation Plan. In the interest of intergovernmental coordination and a unified approach to comprehensive planning, it is with the cooperation of Coweta County's research team that most of the following data was acquired.

T.1 Roadway Inventory and Network

Significant roadways in and immediately around the city include Highway 29 and Interstate 85. There is one interstate highway interchange in the city. The intersection of Interstate 85 and U.S. Highway 29 is being upgraded with new lighting and other improvements. This will improve highway transportation in Grantville and also provide an economic development resource to the community.

T.2 Traffic Signal Locations and Traffic Control Infrastructure

The city of Grantville has no traffic signals and thus no signal controllers.

T.3 Roadway Geometrics

Coweta County's government has identified two local intersections exhibiting obsolete geometric configuration and design (e.g., turning radii, sight-lines, etc.), US 29 at Main Street, and Main Street at Post Street. These intersections are, therefore, in need of redesign and reconstruction.

T.4 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:

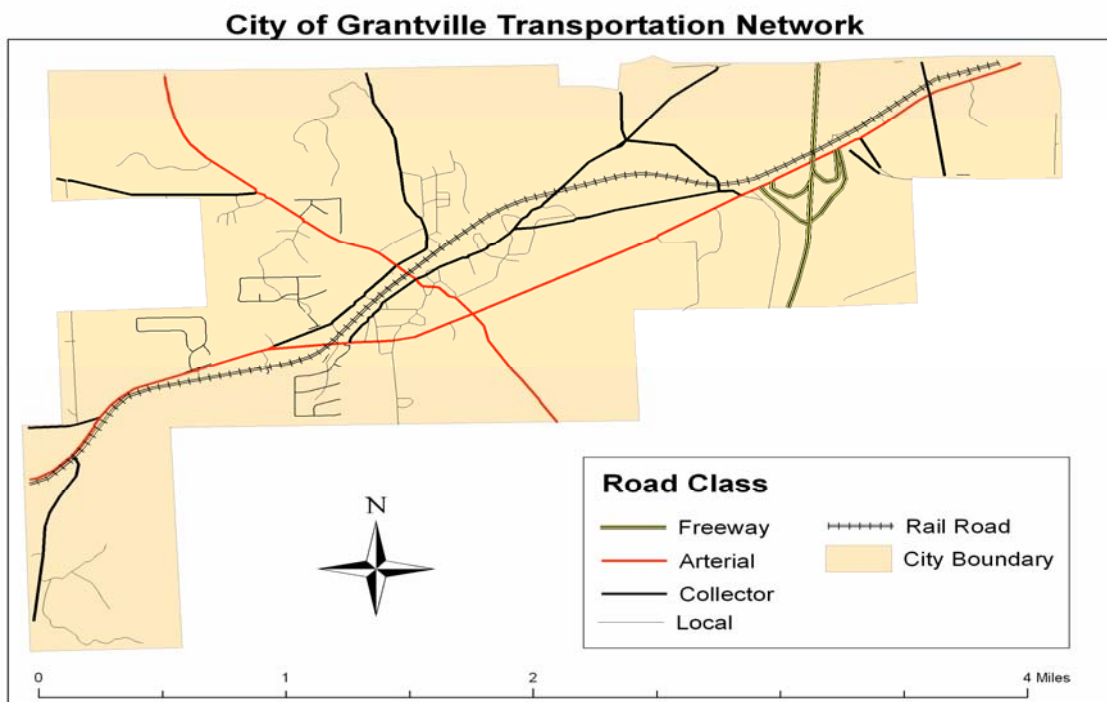
- Interstate Principal Arterial,
- Principal Arterial,
- Minor Arterial,

- Major Collector,
- Minor Collector,
- Collector, and
- Local Streets.

Grantville's modest size and consequently reduced level of distinction between the functions of its roads led to a much simplified version of the typical classification scheme. For our purposes, Grantville's roads have been divided into the following classifications:

- Freeway,
- Arterial,
- Collector, and
- Local Streets.

Figure T.4 *Transportation Network*

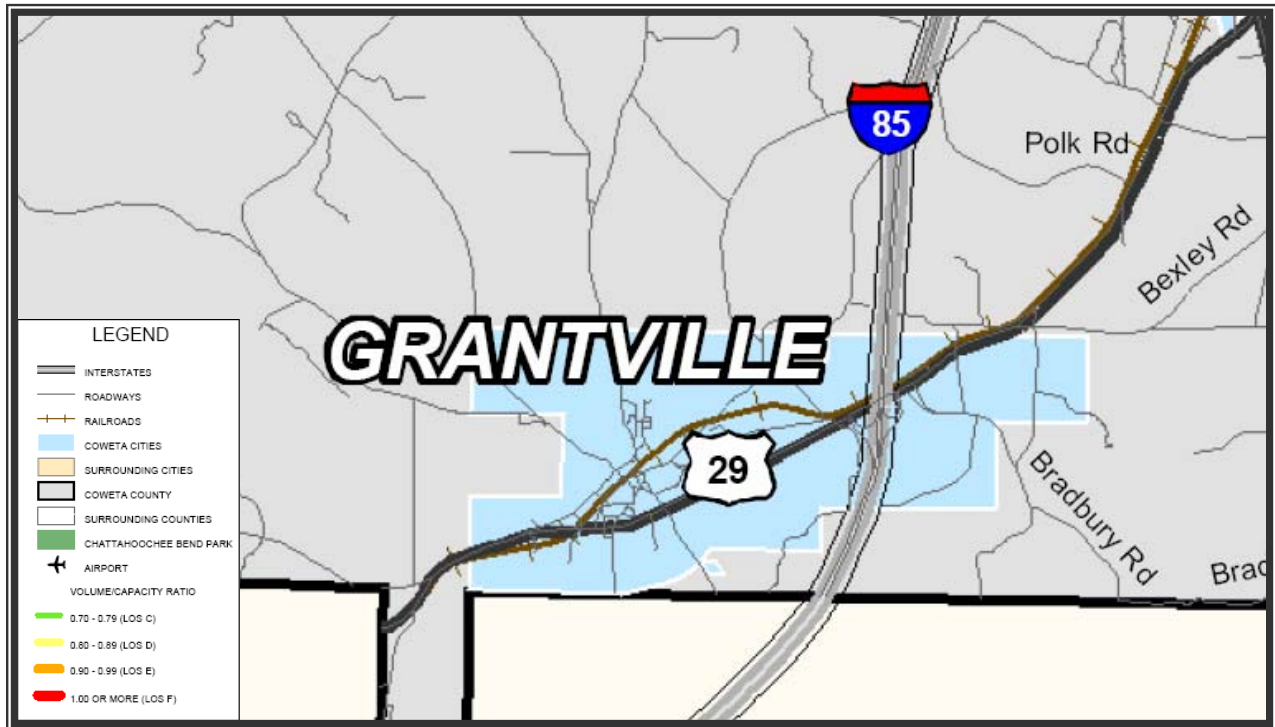


T.5 Traffic Volume and Level of Service

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 the transportation network exceeds its prescribed capacity.

Figure T5: 2005 Vehicle Volume vs Capacity



Average Annual Daily Traffic

Coweta County collected AADT volumes 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. All areas currently operate at a .69 volume/capacity ratio or below.

Level of Service

The AADT is then used to derive the volume-to-capacity relationship of an intersection or roadway. This is typically seen as a measure of the amount of delay and congestion experienced by motorists as they pass through an intersection or roadway section. This figure is expressed in terms of its Level of Service (LOS) on a scale of "A" through "F". "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). Where a road falls on the scale is determined by use of a simple ratio of the amount of traffic which actually travels a road against the amount of traffic the road was designed to carry. As illustrated in Figure T.5 (from the Coweta County Joint Transportation Plan), none of the corridors in the City of Grantville meet even the minimum level of concern regarding. All of the roads in the City of Grantville currently exhibit volume/capacity ratio of 0.69 or less—this corresponds to LOS A-B.

T.6 Over-the-Road Freight Conditions

The county has identified several roads in or very close to the city which are suitable for road freight movement. Interstate 85 serves as the primary freight corridor through the county and is designated an oversized truck route by the GDOT. Other facilities which carry this designation include: US 29 from I-85 to the southern county line and US 27 Alt/SR 41 from I-85 to the southern county line.

T.7 Bridge Inventory and Conditions

The GDOT assessed bridges in the county for sufficiency to meet load demands; bridges assessed at 50 or higher were labeled satisfactory and bridges assessed at lower than 50 were labeled unsatisfactory (i.e., in need of replacement). No bridges within the city limits are noted; however, one-half mile north of the city, the crossing of Bohannon Road over Messiers Creek was rated 44.08, and one-half mile north of the city, the bridge on Bo Bo Banks Road over Messiers Creek was rated 26.55. While both of these areas lay outside of current city limits, the unsatisfactory ratings of these bridges should be noted in any consideration of future annexation. The Bohannon Road bridge is of particular note because its low weight limit could potentially affect the provision of fire protection services to outlying areas.

T.8 Bicycle and Pedestrian Facilities

Assessment of Existing Bicycle Network

The Coweta County field 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.

Table T.8 *Criteria for Bicycle 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 wide1) =	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

Only two routes in the city were deemed suitable for bicycle transportation, West Grantville Rd / Lone Oak St and US29.

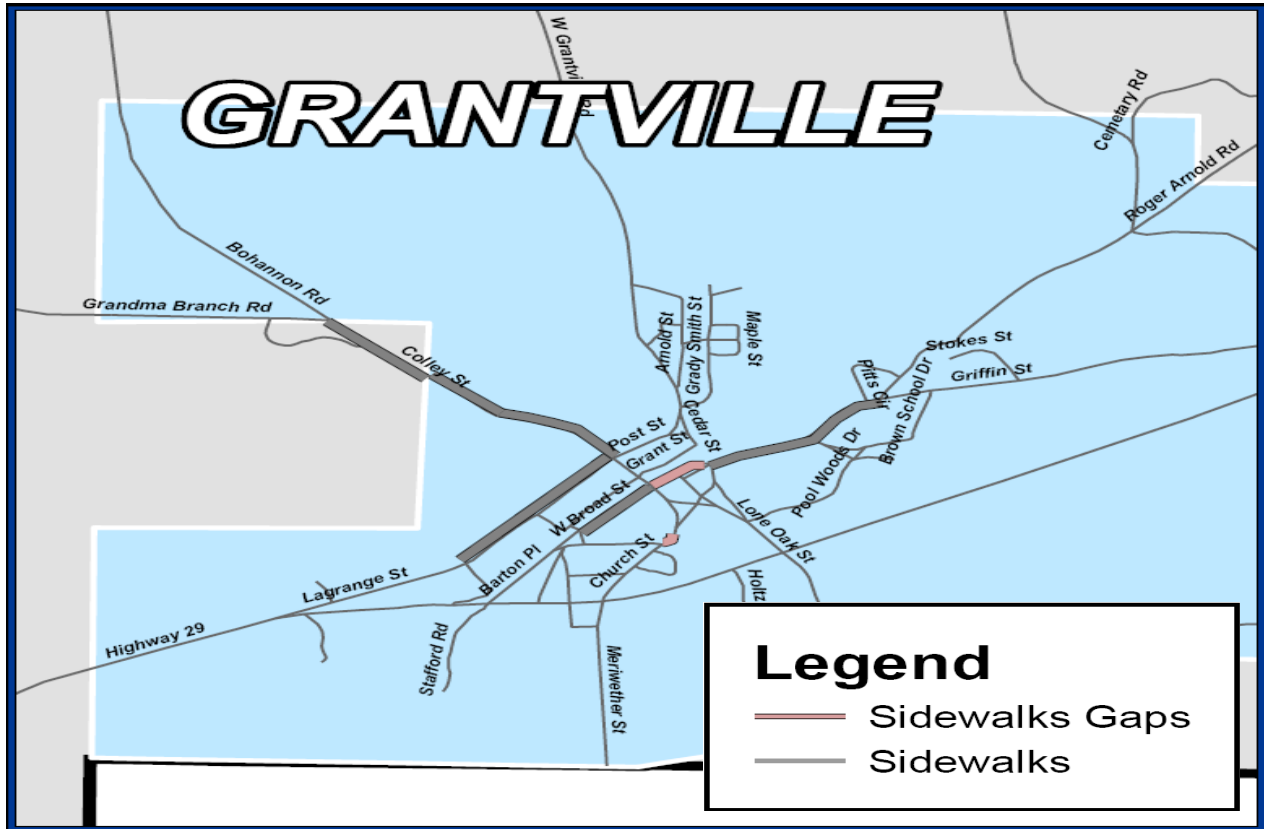
Assessment of Existing Sidewalk Network

Coweta County’s field team conducted both a general field assessment of sidewalk conditions and identified specific existing gaps in sidewalks within the downtown area. Gaps (noted in Figure T.8b) 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).

Figure T.8 Sidewalk System & Gaps



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

T.9 Parking Facilities

The City of Grantville manages no publicly operated parking facilities.

T.10 Public transportation

The City of Grantville has no meaningful access to public transportation options. The closest public bus route is an express service which runs from Newnan into Downtown Atlanta. There is also taxi service in Newnan. Greyhound Buslines operated out of Newnan until 2001 but no longer operates there.

T.11 Railroads and Airports

Freight Rail

A major CSX Transportation rail lines pass through the City of Grantville in a northeast-southwest direction. It connects Atlanta and Montgomery, paralleling US 29 from Palmetto, passing through Newnan, Moreland, and the center of Grantville before crossing into Troup County.

Passenger Railroads

There is no current passenger railroad service available to the City of Grantville.

Airports

The Newnan-Coweta Airport, 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.

In addition to the Newnan-Coweta Airport, Grantville also is served by Roosevelt Memorial Airport in Warm Springs and Hartsfield-Jackson International Airport in Atlanta. Hartsfield-Jackson International Airport handles more passenger traffic than any other airport in the world. The airport is located less than fifty miles from Grantville along Interstate 85 in the southern part of the City of Atlanta.

T.12 Improvement Projects

As part of the currently pending Coweta County 2007-2012 SPLOST Transportation both of the substandard bridge crossings mentioned earlier (Bohannon Rd. and Bo Bo Banks road at their crossings of Messiers Creek) are to be reengineered.

Additionally, the 2030 Regional Transportation Plan that covers the period from 2011 to 2030 includes one project which will directly affect the City of Grantville. As part of Project# CW-AR-002, GDOT will upgrade roadway capacity of I-85 from the existing 4 lanes to a planned 6 lanes from just south of US 29/27A to the SR 14 (Jefferson Davis Memorial Hwy) exit (Further information about the project can be found in the RTP available from Chattahoochee-Flint RDC on page: 174 of 320).

Intergovernmental Coordination

Following reauthorization of the Coweta County SPLOST on March 21, the incorporated municipalities within Coweta County and the County itself set out to develop a Coordinated Service Provision Plan. At the time that this Community Assessment is being completed we are still awaiting the details of this plan.

The educational services for the citizens of the City of Grantville are provided by the Coweta County School System headquartered at 237 Jackson Street in Newnan, GA.

The Chattahoochee-Flint Regional Development Center is an invaluable resource for intergovernmental coordination for all of the counties and municipalities in its region. Additionally, regional representatives from the Georgia Department of Community Affairs act as important liaisons between the state government and the City of Grantville and provide educational resources from the government and examples from other counties and municipalities which can be used to improve the City of Grantville.

Quality Community Objectives and Analysis

The Local Planning Requirements call for each community to evaluate current policies, activities, and development patterns for consistency with the Quality Community Objectives, which are smart growth principles officially adopted by the DCA Board. This analysis is used to identify additional issues and opportunities to be addressed in the plan, hopefully for adapting local activities, development patterns and implementation practices to reflect smart growth principles.

Development Patterns

D.1 Traditional Neighborhoods

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity. Currently residential neighborhoods within Grantville are not developing in a traditional neighborhood setting. These new developments are not within walking distance or connected through trails or sidewalks. No mixes of use are found within the newer neighborhoods and little open space or green space has been preserved.

D.2 Infill Development

The City of Grantville 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. The City of Grantville has already expanded outside of the city's downtown core and has sustained growth sporadically in all areas of the city limits. There are plenty of infill opportunities within and around the downtown core.

D.3 Sense of Place

Traditional downtown areas should be maintained as the focal point of The City of Grantville, 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. The City of Grantville currently has a nice historic downtown core and needs to promote the development of vacant lots within the downtown core.

D.4 Transportation Alternatives

Alternatives to transportation by automobile, bicycle routes, and pedestrian facilities, should be made available in Grantville. Greater use of alternate transportation should be encouraged. A need exists for a trail network and interconnected pedestrian walkways.

D.5 Regional Identity

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics. Grantville shares a regional character not unlike the surrounding areas and is similar in identity to Coweta County and the City of Newnan.

Resource Conservation

C.1 Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character. Grantville has a historic preservation district and has designated special ordinances and regulation to maintain its historic character.

C.2 Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation. No current open space regulations are enforced in the new "cookie cutter" type residential developments.

C.3 Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved. Grantville has plenty of greenbelts located within city limits and should set aside areas for conservation in the future.

Social and Economic Development

SED.1 Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs. Grantville realizes the need for growth preparedness and hopes in the future to provide a more stable and controlled environment to regulate sustainable development.

SED.2 Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities. Grantville is a bedroom community and has a high percentage of residents that commute to regional cities to obtain higher wage employment. There are currently few higher wage jobs available to citizens in Grantville.

SED.3 Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce. Housing Choices: A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choices to meet market needs. Grantville is a bedroom community and has a high percentage of residents that commute to regional cities to obtain higher wage employment. There are currently few higher wage jobs available to citizens in Grantville. There is an imbalance in housing types to meet the needs of all economically diverse citizens of Grantville.

SED.4 Educational Opportunities

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

universities and technical schools within the region, but there are no current workforce development programs within Grantville.

Governmental Relations

G.1 Local Self-Determination

Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

G.2 Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network. Coweta County has been working to complete and implement a county wide transportation and service provision plan. Upon completion The City of Grantville will adopt the intergovernmental and transportation elements.