

**Town of Sharpsburg 2006-2026 Comprehensive Plan:  
Technical Addendum to the Community Assessment**





## Table of Contents

<b>1</b>	<b>INTRODUCTION.....</b>	<b>4</b>
<b>2</b>	<b>POPULATION.....</b>	<b>4</b>
2.1	HISTORIC POPULATION GROWTH .....	4
	Table 2.1: <i>Historic Population Trends</i> .....	4
2.2	POPULATION PROJECTIONS .....	5
	Table 2.2: <i>Population Projections of Scenarios</i> .....	6
2.3	HOUSEHOLDS .....	6
	Table 2.3: <i>Total Households</i> .....	6
	Table 2.4: <i>Average Household Size</i> .....	7
	Table 2.5: <i>Household Characteristics</i> .....	7
2.4	AGE DISTRIBUTION .....	7
	Table 2.6: <i>Sharpsburg Age Data</i> .....	8
	Table 2.7: <i>Coweta County Population Projection by Age</i> .....	8
2.5	RACE AND ETHNICITY .....	9
	Table 2.8: <i>Sharpsburg Racial Distribution</i> .....	9
	Table 2.9: <i>Coweta County Race Composition 1990-2000</i> .....	9
	Table 2.10: <i>Regional Trends in Race and Hispanic Origin</i> .....	10
2.6	INCOME.....	10
	Table 2.11: <i>1999 Income Distribution</i> .....	10
	Table 2.12: <i>Average Household Income</i> .....	11
	Table 2.13: <i>Per Capita Income – Coweta County and Georgia (1996 \$)</i> .....	11
	Table 2.14: <i>Sharpsburg Income Distribution – 2004 (est.)</i> .....	11
2.7	EDUCATIONAL ATTAINMENT .....	11
	Table 2.15: <i>2000 Education Level Attainment</i> .....	11
	Table 2.16: <i>2004 Educational Attainment</i> .....	12
	Table 2.17: <i>Educational Attainment – Nearby Counties</i> .....	12
	Table 2.18: <i>Public School System Performance</i> .....	13
<b>3</b>	<b>ECONOMIC DEVELOPMENT .....</b>	<b>14</b>
3.1	ECONOMIC BASE.....	14
	Table 3.1: <i>Licensed Businesses in Sharpsburg</i> .....	15
	Table 3.2: <i>Town of Sharpsburg 2004 Revenue Budget</i> .....	15
	Table 3.3: <i>Coweta County Employment Sector</i> .....	16
	Table 3.4: <i>Coweta County Employment Sector (%)</i> .....	17
	Table 3.5: <i>State of Georgia Employment by Sector</i> .....	18
	Table 3.6: <i>State of Georgia Employment by Sector (%)</i> .....	18
	Table 3.7: <i>Coweta County Earnings by Sector (1996 \$)</i> .....	19
	Table 3.8: <i>Coweta County Earnings by Sector (%)</i> .....	20
3.2	LABOR FORCE.....	20
	Table 3.9: <i>Sharpsburg Employment by Occupation</i> .....	20
	Table 3.10: <i>Sharpsburg Employment by Occupation (%)</i> .....	21
	Table 3.11: <i>Coweta County Employment by Occupation</i> .....	22
	Table 3.12: <i>Coweta County Employment by Occupation (%)</i> .....	22
	Table 3.13: <i>State of Georgia Employment by Occupation</i> .....	23
	Table 3.14: <i>Georgia Employment by Occupation (%)</i> .....	23
	Table 3.15: <i>Coweta County Average Weekly Wages</i> .....	24
	Table 3.16: <i>State of Georgia Average Weekly Wages</i> .....	25
	Table 3.17: <i>Sharpsburg Labor Force Participation</i> .....	26
	Table 3.18: <i>Coweta County Labor Force Participation</i> .....	27



	<i>Table 3.19: State of Georgia Labor Force Participation</i> .....	28
	<i>Table 3.20: Georgia Labor Force Participation (%)</i> .....	29
	<i>Table 3.21: Unemployment Rates</i> .....	30
3.3	COMMUTING PATTERNS .....	30
	<i>Table 3.22: Residents Working in County of Residence in Sharpsburg</i> .....	30
	<i>Table 3.23: Share of Residents Working in County of Residence in Sharpsburg</i> .....	30
	<i>Table 3.24: Total Working Residents in Coweta County</i> .....	31
3.4	ECONOMIC DEVELOPMENT RESOURCES .....	31
3.5	ECONOMIC TRENDS.....	32
<b>4</b>	<b>HOUSING.....</b>	<b>35</b>
4.1	HOUSING TYPES AND MIX.....	35
	<i>Table 4.1: Types of Housing</i> .....	35
4.2	AGE AND CONDITION OF HOUSING.....	35
	<i>Table 4.2: Condition of Housing</i> .....	36
	<i>Table 4.3: Occupancy Characteristics</i> .....	36
4.3	COST OF HOUSING.....	36
	<i>Table 4.4: Tenure, Cost and Rent of Regional Housing</i> .....	37
	<i>Table 4.5: Coweta County Housing Costs</i> .....	38
	<i>Table 4.6: Average Housing Prices – Coweta County</i> .....	38
4.4	COST-BURDENED HOUSING .....	38
	<i>Table 4.7: Cost Burdened Households – Coweta County</i> .....	38
4.5	JOBS-HOUSING BALANCE AND SPECIAL HOUSING NEEDS.....	39
	<i>Table 4.8: Special Needs – Coweta County</i> .....	39
<b>5</b>	<b>NATURAL AND CULTURAL RESOURCES.....</b>	<b>41</b>
5.1	WATER QUALITY AND WETLANDS.....	41
5.2	PUBLIC WATER SUPPLY SOURCES.....	41
5.3	GROUNDWATER RECHARGE AREAS .....	41
5.4	WATER SUPPLY WATERSHEDS .....	41
5.5	STEEP SLOPES .....	42
5.6	SOILS AND SEPTIC TANK SUITABILITY .....	42
5.7	PRIME AGRICULTURE LAND.....	42
5.8	FLOODPLAINS.....	43
5.9	AIR QUALITY .....	43
5.10	PLANT AND ANIMAL HABITATS .....	43
	<i>Table 5.1: Common and Rare Plant Species</i> .....	44
	<i>Table 5.2: Common Upland Shrubs</i> .....	44
	<i>Table 5.3: Common Ground Layer Herbs</i> .....	45
5.11	MAJOR PARK, RECREATION AND CONSERVATION AREAS.....	45
5.12	SCENIC VIEWS AND SITES .....	46
5.13	CULTURAL RESOURCES.....	46
<b>6</b>	<b>COMMUNITY FACILITIES AND SERVICES.....</b>	<b>47</b>
6.1	TRANSPORTATION NETWORK.....	47
6.2	WATER SUPPLY AND TREATMENT.....	47
6.3	SEWERAGE SYSTEMS AND WASTEWATER TREATMENT.....	47
6.4	SOLID WASTE MANAGEMENT .....	48
6.5	GENERAL GOVERNMENT .....	48
6.6	PUBLIC SAFETY .....	48
6.7	RECREATION FACILITIES .....	48
6.8	HOSPITALS AND OTHER PUBLIC HEALTH FACILITIES.....	48
6.9	EDUCATIONAL FACILITIES .....	49
6.10	LIBRARIES AND OTHER CULTURAL FACILITIES.....	51



6.11	SERVICE DELIVERY STRATEGY ANALYSIS.....	51
<b>7</b>	<b>INTERGOVERNMENTAL COORDINATION.....</b>	<b>55</b>
7.1	ADJACENT LOCAL GOVERNMENTS.....	55
7.2	SCHOOL BOARDS .....	55
7.3	INDEPENDENT SPECIAL DISTRICTS.....	56
7.4	INDEPENDENT DEVELOPMENT AUTHORITIES .....	56
7.5	CONSTITUTIONAL OFFICERS.....	56
7.6	UTILITY COMPANIES .....	56
<b>8</b>	<b>TRANSPORTATION.....</b>	<b>58</b>
8.1	STREETS, ROADS, HIGHWAYS, BRIDGES, SIGNALIZATION AND SIGNAGE.....	58
8.2	SIGNIFICANT BICYCLE AND PEDESTRIAN WAYS .....	59
8.3	SIGNIFICANT PARKING FACILITIES.....	59
8.4	PUBLIC TRANSPORTATION .....	59
8.5	AIR QUALITY .....	59
8.6	RAILROADS AND AIRPORTS.....	59
8.7	LEVEL OF SERVICE.....	60
	<i>Table 10.1: Level-of-Service (LOS) Descriptions.....</i>	<i>60</i>
	<i>Table 10.2: Functional Classification of Roadways .....</i>	<i>61</i>
8.8	ROADWAY CONDITIONS .....	61
8.9	ROADWAY SAFETY .....	62
8.10	MAJOR INTERSECTIONS.....	62
	<i>Table 10.3: Major Intersection Inventory.....</i>	<i>62</i>
8.11	AVERAGE DAILY TRAFFIC .....	62
	<i>Table 10.4: Traffic Counts and Predictions.....</i>	<i>63</i>



## **1 Introduction**

This “Technical Addendum” was prepared following the guidelines of the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. It is an extension of the “Analysis of Supportive Data and Information” in the Community Assessment.

## **2 Population**

This element presents an analysis of the current population characteristics and projections of future population growth. The information is a significant part of the foundation on which the plan is built. Evaluating historic population characteristics such as age, sex, race, and educational attainment statistics allows a community to see the changes that have occurred in its population over time and how it may change in the future.

This evaluation will provide an indicator as to what is likely to happen in the future if current trends continue, however; Sharpsburg’s leaders have an opportunity to affect those trends to achieve a desired outcome. Thus, this element will introduce a series of scenarios that differ from previous growth trends in order to explore opportunities for the growth and development of the town while enabling a high quality of life for existing and future residents.

### **2.1 Historic Population Growth**

From 1980 to 1994 the population of Sharpsburg has increased by 72% by growing from 194 to the 2004 estimated population of 329. Sharpsburg lags behind Coweta County and most of its incorporated cities and towns. Two factors limiting population growth are the limited available land for development within the town limits and the lack of sewer infrastructure that would support higher residential density on the land that is available.

The historic population growth of Sharpsburg compared to Georgia and Coweta County is indicated below:

**Table 2.1: Historic Population Trends**

	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2002</b>	<b>2004</b>
Georgia	5,463,105	6,478,216	8,229,820	8,449,130	8,670,510
Coweta County	39,478	53,853	89,215	97,885	105,376
Sharpsburg	194	224	316	332	329

Source: U.S. Bureau of the Census



## **2.2 Population Projections**

Sharpsburg can have a profound impact on its future growth rate through infrastructure improvements, marketing, rezoning and annexation. Several growth scenarios are projected in this report. The growth of Coweta County and some of her towns indicate that the demand for housing will support each of the scenarios. Below is a summary of each. Regardless of which scenario is ultimately chosen by the town, each will significantly impact service and infrastructure demand. Table 2.2 shows the projections described below.

### *Scenario 1 - Trend Growth*

Future trends can often be an extrapolation from historic statistics. Projecting growth then is simply an extension of the growth rate experienced by a community over time. As with any growth model, availability of land for development and economic factors can impact the trend. Between 1980 and 2005 the population of Sharpsburg grew by 72% or an average of 6 persons per year. Continuing that trend into the future means that by the year 2026 a total of 489 persons would live within the Town Limits.

### *Scenario 2 – Infill development*

Within the current limits of town, approximately 60 acres are currently vacant and additional 30 acres are somewhat underdeveloped. The town plan calls for these tracts to be developed with mixed residential, commercial, institutional and public uses. With the provision of a continued adequate water supply, future densities need to average about 2.5 units/acre in order to provide a wastewater management system for infill development. Marketing these areas for development would mean that by 2026 a population of 1624 could be reached, as shown in Table 2.2.

### *Scenario 3 – Pathway Communities, Inc.*

Pathway Communities, Inc. is currently in the planning stages of a planned development adjacent to Sharpsburg to the east. The development will include 725 single family homes, 60 townhomes, 75 assisted living units, and commercial areas. Growth Scenario 3 assumes Scenario 2 will occur and that the Pathway development is annexed. Assuming that the single family homes and the townhomes would average 2.5 persons per unit and the assisted living units would average 1.5 persons per unit, the Pathways development would add 2,075 people to Sharpsburg. Under this scenario, the population of Sharpsburg would reach about 3,699 by 2026.

### *Scenario 4 – Additional Annexations*

Georgia law allows and regulates annexation of land by local municipalities. The Town Plan has identified a number of areas that may ultimately be annexed. In addition to the Pathways property identified under Scenario 3, there are approximately 400 acres of land near Sharpsburg that may be annexed over the planning period. At a density of 2.0 units per acre, an average household size of 2.5 persons per dwelling, these annexation could add an additional 2,000 persons to the population of Sharpsburg. The total 2026 population with this scenario would be about 5,699. This projection includes the infill growth of Scenario 2 and the proposed annexation of Scenario 3. The projections of



Scenario 4 are highly dependant on the actions of the Town. If the Town annexes more than 400 acres, these projections will underestimate future growth. If the Town annexes less than 400 acres, this projection will overestimate future growth.

**Table 2.2: Population Projections of Scenarios**

Year	Scenario 1	Scenario 2	Scenario 3	Scenario 4
2005	339	339	339	339
2006	345	455	455	455
2007	351	516	516	621
2008	357	578	753	964
2009	361	614	1164	1,480
2010	369	670	1595	2,016
2015	399	976	3,051	3,893
2020	429	1,282	3,357	4,725
2025	459	1,557	3,632	5,527
2026	489	1,624	3,699	5,699

2005 estimate based on U.S. Census and new development permits issued in 2004.

### 2.3 Households

In 1980 the US Census recorded 61 households in Sharpsburg. By 2000 this number increased to 125. During that time the average number of people per household decreased from 3.2 persons per household (PPH) to 2.53 PPH, duplicating a national trend in household size reduction. Generally, the trend toward household size reduction is attributable to a reduction in the average number of children per family and an increase in the number of single parent households.

**Table 2.3: Total Households**

	1980	1990	2000	2004
Georgia	1,886,550	2,380,830	3,006,369	3,672,677
Coweta County	13,307	18,930	31,442	40,373
Sharpsburg	69	86	125	130

Source: U.S. Bureau of the Census



**Table 2.4: Average Household Size**

	1980	1990	2000	2004
Georgia	2.84	2.66	2.65	2.65
Coweta County	2.93	2.82	2.81	2.61
Sharpsburg	2.81	2.60	2.53	2.44

Source: U.S. Bureau of the Census

While household sizes allow for a comparison of households to local and state trends, household characteristics are more useful in planning. As stated earlier, the decline in average household size is often attributable to the rise in the number of single parent households. However, in looking at the household characteristics in Table 2.5, it is clear that Sharpsburg has a significantly lower percentage of single, female householders than Coweta County or even the State.

**Table 2.5: Household Characteristics**

	Georgia	% of Total	Coweta County	% of Total	Town of Sharpsburg	% of Total
Total Households	3,006,369	100%	31,442	100%	125	100%
Householder living alone	710,523	24%	5,538	17%	32	26%
Married couple family, w/out own children under 18	816,066	27%	9,764	31%	38	30%
Married couple family, with own children under 18	732,734	24%	12,517	40%	38	30%
Female householder, no husband present with own children under 18	258,006	9%	3,707	12%	3	2%

Source: U.S. Bureau of the Census

## **2.4 Age Distribution**

Sharpsburg's population has basically aged in place between 1980 and 2000. Table 2.6 shows the historic age distribution in Sharpsburg. The distributions indicate that the largest age cohorts during 1980 are the largest cohorts in the 2000 census. Assuming that





this trend continues, and that the age distribution in Sharpsburg continues to model that of the County, the population of seniors over 65 is expected to increase dramatically.

One of the most important trends for the future is the rapidly growing population of seniors in Coweta County. Between 2000 and 2026, the share of residents over 65 is expected to increase from 8% to 14%. This presents a clear housing, service, and transportation issue for Coweta County, and its towns.

The type of developments that Sharpsburg annexes in the future will also impact the age distribution. If new single, family developments are annexed, the number of children and adults in their 30s and 40s will increase. This will increase the need for family related services within Sharpsburg.

**Table 2.6: Sharpsburg Age Data**

Age	Total Persons			Share of Total Persons		
	1980	1990	2000	1980	1990	2000
<b>0 – 4 Years Old</b>	14	10	19	7.2%	4.5%	6.0%
<b>5 – 13 Years Old</b>	34	28	49	17.5%	12.5%	15.5%
<b>14 – 17 Years Old</b>	13	12	13	6.7%	5.4%	4.1%
<b>18 – 20 Years Old</b>	7	9	10	3.6%	4.0%	3.2%
<b>21 – 24 Years Old</b>	9	12	8	4.6%	5.4%	2.5%
<b>25 – 34 Years Old</b>	32	30	67	16.5%	13.4%	21.2%
<b>35 – 44 Years Old</b>	26	48	49	13.4%	21.4%	15.5%
<b>45 – 54 Years Old</b>	20	29	51	10.3%	12.9%	16.1%
<b>55 – 64 Years Old</b>	15	8	28	7.7%	3.6%	8.9%
<b>65 and over</b>	24	38	22	12.4%	17.0%	7.0%
<b>Total</b>	194	224	316	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census

**Table 2.7: Coweta County Population Projection by Age**

Age	1980	1990	2000	2011	2021	2026
0 - 4 years old	7.9%	8.7%	8.3%	7.6%	7.6%	7.5%
5 - 9 years old	8.4%	7.9%	8.4%	7.2%	7.2%	7.2%
10 - 14 years old	9.0%	7.7%	8.1%	7.0%	6.8%	6.9%
15 - 19 years old	9.2%	7.4%	6.5%	6.9%	6.1%	6.2%
20 - 24 years old	7.6%	7.0%	5.3%	7.1%	6.4%	6.1%
25 - 29 years old	7.7%	8.3%	7.3%	7.8%	8.0%	7.5%
30 - 34 years old	7.9%	8.7%	8.8%	6.8%	8.0%	8.0%



35 - 39 years old	6.5%	8.0%	9.0%	6.8%	7.1%	7.7%
40 - 44 years old	5.8%	7.7%	8.1%	7.6%	5.9%	6.6%
45 - 49 years old	5.0%	6.3%	6.9%	7.6%	5.9%	5.2%
50 - 54 years old	5.0%	4.2%	6.6%	6.8%	6.5%	5.4%
55 - 59 years old	4.6%	4.2%	5.0%	5.6%	6.3%	6.0%
60 - 64 years old	4.4%	3.8%	3.4%	5.0%	5.4%	5.7%
65 years and over	10.9%	10.1%	8.5%	10.2%	12.8%	14.0%

Source: Coweta County Draft Community Assessment/Comprehensive Plan

## 2.5 Race and Ethnicity

Coweta County has experienced a significant increase in the percentage of Hispanic people over the past decade. This explosive growth as shown in Table 2.9 exceeds that of any neighboring County. While Sharpsburg’s racial composition has remained fairly constant, it is anticipated that population growth will also result in a significant change in race and ethnicity. Race distribution and composition are indicated below:

**Table 2.8: Sharpsburg Racial Distribution**

Year	Total	White	Black	Other
1980	195	172	22	1
1990	224	211	13	0
2000	316	300	13	3

Source: U.S. Bureau of the Census

**Table 2.9: Coweta County Race Composition 1990-2000**

	1990	2000	1990 - 2000
Total Population	53,853	89,215	66%
Race			
White	41,482	70,373	70%
African-American	12,165	16,126	33%
Other	206	2,716	1218%
Hispanic Origin	207	2,682	1196%

Source: Coweta County Draft Community Assessment/Comprehensive Plan



**Table 2.10: Regional Trends in Race and Hispanic Origin**

	White		African-American		Hispanic Origin	
	2000 Share	1990-2000 Growth Rate	2000 Share	1990-2000 Growth Rate	2000 Share	1990-2000 Growth Rate
Coweta	79%	70%	18%	33%	3.00%	1196%
Carroll	81%	17%	16%	28%	2.80%	477%
Fayette	84%	32%	12%	242%	2.50%	153%
Fulton	48%	27%	44%	12%	5.80%	256%
Heard	87%	29%	11%	3%	0.60%	482%
Meriwether	56%	2%	42%	-4%	0.60%	53%
Spalding	66%	1%	31%	14%	1.70%	264%
Troup	66%	1%	32%	12%	1.80%	351%

Source: Coweta County Draft Community Assessment/Comprehensive Plan

## 2.6 Income

As shown below in Table 2.11, the median annual household income for Sharpsburg is higher than the median household income for either Coweta County or the State of Georgia. As shown, 5.6 % of households in Sharpsburg have an annual income less than \$10,000. This percentage is less than the 6.94 % for Coweta County and considerably less than the State's 10.14 %.

**Table 2.11: 1999 Income Distribution**

Household Income	Sharpsburg	Coweta County	Georgia
Less than \$ 10,000	6%	7%	11%
\$10,000 – \$ 14,999	4%	4%	6%
\$15,000 – \$ 24,999	9%	10%	13%
\$25,000 – \$ 34,999	8%	11%	13%
\$35,000 – \$ 49,999	19%	11%	12%
\$50,000 - \$ 74,999	26%	27%	21%
\$75,000 - \$ 99,999	19%	16%	11%
\$100,000 - \$149,999	8%	10%	8%
\$150,000 - \$199,999	1%	3%	2%
\$200,000 or more	-	-	-
Median	\$55,000	\$52,706	\$42,433

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P52, P53, P54, P79, P80, P81, PCT38, PCT40, and PCT41.

Although the median household income is higher, the average household income of the residents of Sharpsburg has lagged behind both Coweta County and the State of Georgia as in Table 2.12 below. In 2004 a survey of residents indicated that 81% were



low/moderate income. This means that Sharpsburg is solidly middle class. There are not many higher income households to bring the average up to County or State levels.

**Table 2.12: Average Household Income**

	<b>Sharpsburg</b>	<b>Coweta County</b>	<b>State of Georgia</b>
1990	29,347	\$ 39,006	\$ 36,810
2000	53,803	\$ 61,929	\$ 80,077

Source: U.S. Bureau of the Census

**Table 2.13: Per Capita Income – Coweta County and Georgia (1996 \$)**

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

Source: Woods & Poole Economics, Inc.

As shown in Table 2.13 above, the per capita income for Coweta County has shown a trend of being in line with the trend of the State of Georgia from 1980 to 1990.

**Table 2.14: Sharpsburg Income Distribution – 2004 (est.)**

<b>Category</b>	<b>2004</b>
TOTAL Households	130
Income less than \$5000	N/A
Income \$ 5000 - \$ 9999	7
Income \$10000 - \$14999	7
Income \$15000 - \$19999	8
Income \$20000 - \$29999	8
Income \$30000 - \$34999	9
Income \$35000 - \$39999	10
Income \$40000 - \$49999	13
Income \$50000 - \$59999	15
Income \$60000 - \$74999	19
Income \$75000 - \$99999	24
Income \$100000 or more	10

Source: U.S. Bureau of Census

## 2.7 Educational Attainment

Education attainment levels in Sharpsburg are indicated in the tables below:

**Table 2.15: 2000 Education Level Attainment**

	<b>Georgia</b>	<b>Sharpsburg</b>	<b>Georgia</b>	<b>Sharpsburg</b>
<b>Population 25 years and older</b>	5,185,965	202	100.00%	100%
<b>12th grade or less, no</b>	1,111,349	40	21.40%	19.80%



<b>diploma</b>				
<b>High school graduate or equivalent</b>	1,486,006	78	28.70%	38.60%
<b>Some college or Associate degree</b>	1,328,432	45	25.60%	22.20%
<b>Bachelor's degree</b>	829,873	25	16.00%	12.40%
<b>Graduate or professional degree</b>	430,305	14	8.30%	6.9%

Source: Woods & Poole Economics, Inc.

Sharpsburg's students attend the Coweta County School System. Educational levels for high school graduates are well above those indicated for the State of Georgia. However, those students with some college, Bachelor's degree or graduate degrees are somewhat behind the average (percentage) of the State.

Table 2.15 shows education attainment in 2004. 2004 education attainment for Sharpsburg residents has increased slightly from the 2000 levels shown in Table 2.14.

**Table 2.16: 2004 Educational Attainment**

	<b>Sharpsburg</b>
Population 25 years or older	205
12th grade or less, no diploma	40
High school graduate or equivalent	79
Some College or Associates degree	45
Bachelor's degree	27
Graduate or professional degree	14

Source: Woods & Poole Economics, Inc.

In Coweta County, College Admissions Test scores (SAT) have shown a steady improvement since 1998 (average score of 962) to 2000 (average score of 981). ACT composite scores, however, lag behind the State of Georgia with a decrease in scores since 1998. AP exams have shown an increase of over three percent since 1998, which is currently over 2% higher than for the State of Georgia. As shown below, educational attainment for Coweta County is higher than some counties, such as Spalding, but somewhat lower than other counties such as Fayette.

**Table 2.17: Educational Attainment – Nearby Counties**

<b>Category</b>	<b>Coweta</b>	<b>Fayette</b>	<b>Fulton</b>	<b>Carroll</b>	<b>Heard</b>	<b>Troup</b>	<b>Meriwether</b>	<b>Spalding</b>
TOTAL Adult Population 25 & Over	<b>56,821</b>	<b>59,016</b>	<b>527,738</b>	<b>53,464</b>	<b>7,020</b>	<b>36,815</b>	<b>14,434</b>	<b>37,110</b>
Less than 9th Grade	3,519	1,313	27,106	5,387	880	3,303	1,727	4,041
9th to 12th Grade (No	6,923	3,189	57,264	10,087	1,508	6,644	3,214	7,924



Diploma)								
High School Graduate (Includes Equivalency)	18,664	14,174	102,246	18,292	2,929	12,395	5,146	12,885
Some College (No Degree)	12,964	14,725	97,894	8,973	1,022	6,340	2,305	6,145
Associate Degree	3,042	4,268	24,823	1,897	168	1,519	483	1,487
Bachelor's Degree	8,123	14,111	140,666	5,234	365	4,423	932	3,106
Graduate or Professional Degree	3,586	7,236	77,739	3,594	148	2,191	627	1,522

Source: U.S. Bureau of the Census

**Table 2.18: Public School System Performance**

	Coweta County School System			Georgia		
	1998-99	1999-00	2000-01	1998-99	1999-00	2000-01
Dropout Rate, Grades 6-12 (percent)	6.7	4.6	3.1	3.8	3.8	3.7
Grade 8 Writing Assessment	n/a	355	357	NA	356	357
High School Graduation Tests (percentage of eleventh graders passing on first administration)						
All components except writing	74	73	68	66	68	65
Writing	95	94	95	91	90	92
College Admissions/Credit Test Data						
SAT highest average math and verbal average scores, total	962	974	981	962	967	973
ACT composite score	19.5	20.0	19.3	19.9	19.9	19.9
AP exams, percent of test scores 3 or higher	51.5	48.1	54.7	54.3	55.6	52.1

Source: Georgia Department of Education



### **3 Economic Development**

The location of Coweta County has been a key factor in residential, commercial and industrial growth because of the proximity of Interstate 85. This important transportation corridor provides direct and easy access to nearby Atlanta, Columbus and neighboring States. As a result, Coweta County and the City of Newnan have experienced unprecedented growth in the last decade.

Although Sharpsburg is located within the Metropolitan Atlanta south side growth pattern, the town has had very little growth in terms of population or development. Peachtree City, on the other hand, has reached an effective “build-out” with its population now over 30,000, and future development in Peachtree City will depend on an aggressive annexation strategy to accommodate the expected growth. Annexations by Peachtree City in Fayette County are expected, but annexations into neighboring Coweta County may be needed as well in the future.

Eastern Coweta County has an abundance of undeveloped land including the properties in and around the Town of Sharpsburg. Local developers have approached the Town of Sharpsburg about future annexation plans and have asked to be included in the planning process. Real estate brokers, as well, have recognized the demand for the developable property in the Sharpsburg area.

The anticipated growth in the area includes both residential and non-residential development in appropriate locations. Coweta County would like to accommodate such growth and expand its tax base by creating opportunities for sustainable development with “clean” industry and tourism opportunities. The Town of Sharpsburg has a similar desire to increase economic development opportunities within its town limits and within potential annexation areas.

#### **3.1 Economic Base**

##### **3.1.1 Sharpsburg Economic Base**

The Town of Sharpsburg is basically a “bedroom” community of the metropolitan Atlanta area. Its location within Coweta County adjacent to Interstate 85 facilitates its commuter status for jobs in the region. There are a limited number of jobs available within the town limits of Sharpsburg due to its small size and limited number of businesses. In 2005, a total of 39 business licenses were issued to local businesses as shown in Table 3.1.



**Table 3.1: Licensed Businesses in Sharpsburg**

<b>Year</b>	<b>Total Number of Businesses</b>
1999	30
2000	13
2001	13
2002	39
2003	36
2004	33
2005	39

The total income derived from Business Licenses in 2005 was \$ 2,550.00. In 2004, revenue from the 33 permits was only 2% of the 2004 Revenue Budget (\$118,300) for the Town of Sharpsburg. However, other revenues related to non-residential entities are indicated in Table 3.2 below:

**Table 3.2: Town of Sharpsburg 2004 Revenue Budget**

<b>Category</b>	<b>Share of Budget (%)</b>
Ad Valorem Tax	14
Alcoholic Beverage Tax	19
Financial Institution Tax	1
Franchise Tax	5
Insurance Premium Tax	8
Interest Income	1
Local Option Sales Tax (LOST)	35
Occupational Tax	2
Other	6
Recreation Center Rental	7
SPLOST Transfer	2

Of the 33 businesses licensed in Sharpsburg, the predominant businesses are Antique Shops and Automotive Services. The total employment of all businesses located within the town limits is estimated at approximately 75–80 persons, not all of whom are Sharpsburg residents. With a population of approximately 339 in 2005 and a work force of 184 in 2000, it is clear that the Town of Sharpsburg has a strong dependence on Coweta County and surrounding counties for employment.

### **3.1.2 Coweta Economic Base**

The economic base of Sharpsburg has basically been described above. However, municipalities do not exist in economic isolation and rely on adjacent communities for employment opportunities and income. The most important reliance is that of Coweta County and its economic vitality. The implications for the county at large are generally applicable to Sharpsburg.





*Sector Employment:*

Sector employment projections are general guides to future economic activity based on current industry and employment information. There are several internal and external factors that can influence the various employment sectors in the future, including advances in technology and communications, automation, demographic influences and competitive pressures. The economic outlook for Coweta County and Georgia will partially reflect the same economic and employment trends that influence the nation.

Total employment for Coweta County has more than tripled since 1980 when the Manufacturing category was the prime employment sector with a share of 35%. The Manufacturing category remained the prime sector until 1995 when both the Retail and the Services categories surpassed Manufacturing. By 1995, growth in Coweta County had begun to influence employment with the Services category becoming the prime sector with 24% and the Retail category capturing the second highest share with 22%. Manufacturing slipped to approximately 22%.

It is estimated that the Services category will continue to rank first with a 26% share of employment and the Retail category will remain strong with just over a 24% share. Manufacturing is expected to continue to decrease to less than 16%. These trends are generally the same for the region around the south side of Metropolitan Atlanta.

As indicated in Tables 3.3 and 3.4 below, by 2010, it is estimated that Retail will become the primary employment category and that by the year 2025, the Retail category will retain a 30% share. Services are estimated to remain the second highest employment category with a 25% share and Manufacturing is expected to continue its decline with only a 12% share of the employment sector.

**Table 3.3: Coweta County Employment Sector**

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	15,672	22,379	35,798	40,005	44,098	48,303	52,621	57,014
Farm	616	498	417	417	407	395	384	373
Agricultural Services, Other	65	219	577	677	784	888	979	1,049
Mining	14	23	54	56	57	59	60	62
Construction	714	1,369	2,508	2,593	2,650	2,693	2,732	2,776
Manufacturing	5,234	5,601	6,139	6,340	6,513	6,651	6,759	6,840
Trans, Comm, & Public Utilities	985	1,163	1,311	1,411	1,494	1,560	1,608	1,639
Wholesale Trade	360	499	1,034	1,103	1,174	1,249	1,332	1,425
Retail Trade	2,147	4,591	8,277	9,815	11,513	13,313	15,183	17,095
Finance, Insurance, & Real Estate	866	980	1,980	2,249	2,520	2,795	3,067	3,329
Services	2,430	4,878	8,988	10,093	10,980	11,907	12,942	14,109
Federal Civilian Government	86	138	195	197	197	197	195	192
Federal Military Government	162	240	339	344	348	351	353	354
State & Local Government	1,993	2,180	3,979	4,710	5,461	6,245	7,027	7,771

Source: Woods & Poole Economics, Inc.



**Table 3.4: Coweta County Employment Sector (%)**

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100%	100%	100%	100%	100%	100%	100%	100%
Farm	4%	2%	1%	1%	1%	1%	1%	1%
Agricultural Services, Other	0%	1%	2%	2%	2%	2%	2%	2%
Mining	0%	0%	0%	0%	0%	0%	0%	0%
Construction	5%	6%	7%	6%	6%	6%	5%	5%
Manufacturing	33%	25%	17%	16%	15%	14%	13%	12%
Trans, Comm, & Public Utilities	6%	5%	4%	4%	3%	3%	3%	3%
Wholesale Trade	2%	2%	3%	3%	3%	3%	3%	3%
Retail Trade	14%	21%	23%	25%	26%	28%	29%	30%
Finance, Insurance, & Real Estate	6%	4%	6%	6%	6%	6%	6%	6%
Services	16%	22%	25%	25%	25%	25%	25%	25%
Federal Civilian Government	1%	1%	1%	0%	0%	0%	0%	0%
Federal Military Government	1%	1%	1%	1%	1%	1%	1%	1%
State & Local Government	13%	10%	11%	12%	12%	13%	13%	14%

Source: Woods & Poole Economics, Inc.

The trends of employment by sector for Coweta County closely mirror the trends of the State of Georgia as indicated in Tables 5.6 and 5.7 below. As shown, in 2000, the Services category ranked first among employment sectors with a 28% share. The Retail category ranked second with a 16% share and Manufacturing ranked third with a 12% share.

By the end of the planning horizon for this Comprehensive Plan, projections continue to show the same hierarchy of employment sector share with Services at a 33% share, Retail at a 17% share, and Manufacturing at a 10% share.

These trends can also be extrapolated for the Town of Sharpsburg. Although Sharpsburg is a much smaller political entity, most residents are employed in Coweta County. While specific data is not available for Sharpsburg, it is a fair assumption that more residents are employed in Services and Retail than other categories.



**Table 3.5: State of Georgia Employment by Sector**

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	2,747,310	3,690,610	4,859,970	5,235,630	5,623,650	6,029,160	6,451,320	6,890,350
Farm	96,559	74,286	67,356	64,877	62,438	60,240	58,297	56,584
Agricultural Services, Other	16,432	31,487	54,829	60,079	65,359	70,538	75,465	80,033
Mining	8,808	10,590	9,522	9,645	9,813	10,047	10,324	10,653
Construction	139,233	212,342	296,572	316,876	333,895	349,870	365,279	380,526
Manufacturing	528,812	572,477	613,992	632,106	649,864	665,184	677,683	687,263
Trans, Comm, & Public Utilities	152,583	216,343	296,267	322,804	347,846	371,521	392,902	411,295
Wholesale Trade	174,084	228,213	276,326	300,312	322,310	344,504	367,022	389,992
Retail Trade	407,627	606,608	816,701	893,996	973,979	1,055,500	1,138,660	1,223,640
Finance, Insurance, & Real Estate	199,887	244,947	345,923	369,137	392,407	416,440	440,943	465,714
Services	502,841	876,597	1,391,460	1,532,290	1,692,630	1,873,380	2,074,950	2,298,230
Federal Civilian Government	84,599	102,981	92,262	91,889	91,883	92,089	92,439	92,936
Federal Military Government	92,295	90,745	93,789	95,235	96,403	97,224	97,709	97,839
State & Local Government	343,553	422,991	504,969	546,388	584,820	622,628	659,644	695,636

Source: Woods & Pool Economics, Inc.

**Table 3.6: State of Georgia Employment by Sector (%)**

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	100%	100%	100%	100%	100%	100%	100%	100%
Farm	4%	2%	1%	1%	1%	1%	1%	1%
Agricultural Services, Other	1%	1%	1%	1%	1%	1%	1%	1%
Mining	0%	0%	0%	0%	0%	0%	0%	0%
Construction	5%	6%	6%	6%	6%	6%	6%	6%
Manufacturing	19%	16%	13%	12%	12%	11%	11%	10%
Trans, Comm, & Public Utilities	6%	6%	6%	6%	6%	6%	6%	6%
Wholesale Trade	6%	6%	6%	6%	6%	6%	6%	6%
Retail Trade	15%	16%	17%	17%	17%	18%	18%	18%
Finance, Insurance, & Real Estate	7%	7%	7%	7%	7%	7%	7%	7%
Services	18%	24%	29%	29%	30%	31%	32%	33%
Federal Civilian Government	3%	3%	2%	2%	2%	2%	1%	1%
Federal Military Government	3%	2%	2%	2%	2%	2%	2%	1%
State & Local Government	13%	11%	10%	10%	10%	10%	10%	10%

Source: Woods & Pool Economics, Inc.



*Earnings by Sector*

Specific information for Sharpsburg concerning worker's earnings by sector is unavailable. However, as with employment by sector, trends from Coweta County can be used as a model. As shown in the following Tables, in 2000, earnings by the Manufacturing sector remained strong with a first place ranking in spite of a decline in employment sector share. It is expected that Manufacturing will retain a first place ranking through 2010 when the Services sector ranks first. Manufacturing is expected to retain a second place share ranking in earnings throughout the planning horizon.

**Table 3.7: Coweta County Earnings by Sector (1996 \$)**

	1980	1990	2000	2010	2020	2025
Total	\$342,503	\$537,452	\$892,574	\$1,177,420	\$1,491,060	\$1,660,550
Farm	\$5,682	\$1,926	\$1,575	\$1,951	\$2,310	\$2,502
Agricultural Services Other	\$292,000	\$2,981	\$8,071	\$12,162	\$16,628	\$18,620
Mining	\$612,000	\$666	\$1,698	\$1,856	\$1,996	\$2,071
Constr.	\$15,379	\$32,010	\$65,131	\$72,982	\$79,241	\$82,558
Manuf.	\$141,477	\$173,932	\$224,231	\$267,422	\$308,368	\$327,714
Trans, Comm, & Public Utilities	\$36,165	\$42,959	\$52,397	\$66,066	\$77,461	\$81,976
Whole sale Trade	\$11,058	\$14,656	\$33,031	\$39,091	\$46,085	\$50,198
Retail Trade	\$36,234	\$81,720	\$141,258	\$204,228	\$279,655	\$320,735
Finance, Ins.& Real Estate	\$10,067	\$16,031	\$36,180	\$52,739	\$71,906	\$82,025
Services	\$39,733	\$102,663	\$196,084	\$269,927	\$353,428	\$404,664
Federal Civilian Government	\$3,474	\$5,603	\$9,670	\$10,615	\$11,290	\$11,514
Federal Military Government	\$1,137	\$2,650	\$4,346	\$4,876	\$5,394	\$5,643
State & Local Government	\$41,193	\$59,655	\$118,902	\$173,502	\$237,299	\$270,333



**Table 3.8: Coweta County Earnings by Sector (%)**

Category	1980	1990	2000	2010	2020	2025
Total	100%	100%	100%	100%	100%	100%
Farm	2%	0%	0%	0%	0%	0%
Agricultural Services Other	0%	1%	1%	1%	1%	1%
Mining	0%	0%	0%	0%	0%	0%
Constr.	4%	6%	7%	6%	5%	5%
Manuf.	41%	32%	25%	23%	21%	20%
Trans, Comm, & Public Utilities	11%	8%	6%	6%	5%	5%
Wholesale Trade	3%	3%	4%	3%	3%	3%
Retail Trade	11%	15%	16%	17%	19%	19%
Finance, Ins.& Real Estate	3%	3%	4%	4%	5%	5%
Services	12%	19%	22%	23%	24%	24%
Federal Civilian Government	1%	1%	1%	1%	1%	1%
Federal Military Government	0%	0%	0%	0%	0%	0%
State & Local Government	12%	11%	13%	15%	16%	16%

Source: Woods & Poole Economics, Inc.

## 3.2 Labor Force

### 3.2.1 Employment by Occupation

The total employment figures for Sharpsburg increased 53% from 1990 to 2000 as shown below:

**Table 3.9: Sharpsburg Employment by Occupation**

Category	1990	2000
TOTAL All Occupations	120	184
Executive, Administrative and Managerial (not Farm)	12	18
Professional and Technical Specialty	7	36
Technicians & Related Support	0	N/A
Sales	7	22
Clerical and Administrative Support	31	51
Private Household Services	0	N/A
Protective Services	0	N/A
Service Occupations (not Protective & Household)	9	9
Farming, Fishing and Forestry	0	0
Precision Production, Craft, and Repair	18	7
Machine Operators, Assemblers & Inspectors	14	21
Transportation & Material Moving	14	20
Handlers, Equipment Cleaners, helpers & Laborers	8	N/A



Source: U.S. Bureau of the Census

Of all the employment categories, Clerical and Administrative Support has remained the highest percentage employment category for Sharpsburg residents with just over 1 in 4 residents being employed in that capacity as shown in the table below:

**Table 3.10: Sharpsburg Employment by Occupation (%)**

<b>Sharpsburg: Employment by Occupation (%)</b>		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	10.00%	9.78%
Professional and Technical Specialty	5.83%	19.57%
Technicians & Related Support	0.00%	N/A
Sales	5.83%	11.96%
Clerical and Administrative Support	25.83%	27.72%
Private Household Services	0.00%	N/A
Protective Services	0.00%	N/A
Service Occupations (not Protective & Household)	7.50%	4.89%
Farming, Fishing and Forestry	0.00%	0.00%
Precision Production, Craft, and Repair	15.00%	3.80%
Machine Operators, Assemblers & Inspectors	11.67%	11.41%
Transportation & Material Moving	11.67%	10.87%
Handlers, Equipment Cleaners, helpers & Laborers	6.67%	N/A

Source: U.S. Bureau of the Census

The employment figures for Coweta County are presented in the following tables. The highest occupation category for Coweta is Clerical and Administration support at 17% with the Professional and Technical Specialty category following closely at 16%. The third is the Executive, Administrative and Managerial category at 13%.



**Table 3.11: Coweta County Employment by Occupation**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL All Occupations	25,632	44,098
Executive, Administrative and Managerial (not Farm)	2,479	5,801
Professional and Technical Specialty	2,579	7,273
Technicians & Related Support	937	N/A
Sales	2,427	4,349
Clerical and Administrative Support	4,291	7,500
Private Household Services	120	N/A
Protective Services	466	N/A
Service Occupations (not Protective & Household)	2,046	4,693
Farming, Fishing and Forestry	448	61
Precision Production, Craft, and Repair	4,164	4,382
Machine Operators, Assemblers & Inspectors	2828	5956
Transportation & Material Moving	1466	2929
Handlers, Equipment Cleaners, helpers & Laborers	1381	N/A

Source: U.S. Bureau of the Census

**Table 3.12: Coweta County Employment by Occupation (%)**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL All Occupations	<b>100%</b>	<b>100%</b>
Executive, Administrative and Managerial (not Farm)	10%	13%
Professional and Technical Specialty	10%	16%
Technicians & Related Support	4%	N/A
Sales	9%	10%
Clerical and Administrative Support	17%	17%
Private Household Services	0%	N/A
Protective Services	2%	N/A
Service Occupations (not Protective & Household)	8%	11%
Farming, Fishing and Forestry	2%	0%
Precision Production, Craft, and Repair	16%	10%
Machine Operators, Assemblers & Inspectors	11%	14%
Transportation & Material Moving	6%	7%
Handlers, Equipment Cleaners, helpers & Laborers	5%	N/A

Source: U.S. Bureau of the Census

In 2000, highest ranking employment by occupation category for the State of Georgia categories was Professional and Technical (18%), followed closely by Clerical and Administrative Support (15%).



**Table 3.13: State of Georgia Employment by Occupation**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL All Occupations	3,092,057	3,839,756
Executive, Administrative and Managerial (not Farm)	378,984	538,647
Professional and Technical Specialty	383,012	717,312
Technicians & Related Support	110,766	N/A
Sales	379,746	446,876
Clerical and Administrative Support	494,823	581,364
Private Household Services	15,882	N/A
Protective Services	52,596	N/A
Service Occupations (not Protective & Household)	302,084	444,077
Farming, Fishing and Forestry	68,111	24,489
Precision Production, Craft, and Repair	366,819	346,326
Machine Operators, Assemblers & Inspectors	262,930	415,849
Transportation & Material Moving	142,189	254,652
Handlers, Equipment Cleaners, helpers & Laborers	134,115	N/A

Source: U.S. Bureau of the Census

**Table 3.14: Georgia Employment by Occupation (%)**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL All Occupations	<b>100%</b>	<b>100%</b>
Executive, Administrative and Managerial (not Farm)	12%	14%
Professional and Technical Specialty	12%	19%
Technicians & Related Support	4%	N/A
Sales	12%	12%
Clerical and Administrative Support	16%	15%
Private Household Services	1%	N/A
Protective Services	2%	N/A
Service Occupations (not Protective & Household)	10%	12%
Farming, Fishing and Forestry	2%	1%
Precision Production, Craft, and Repair	12%	9%
Machine Operators, Assemblers & Inspectors	9%	11%
Transportation & Material Moving	5%	7%
Handlers, Equipment Cleaners, helpers & Laborers	4%	N/A

Source: U.S. Bureau of the Census

Compared with the State of Georgia, Coweta County has fewer managerial, sales and professional employees while having noticeably more clerical and machine operator, assemblers and inspectors. Coweta County exhibits the same shift from blue to white collar occupations as the state and the nation. In 1990, 40% of the county's employees were classified as some type of "blue collar occupation" workers. In 2000, the percentage of blue collar workers dropped as indicated in the tables above.





**3.2.2 Average Weekly Wages**

This section compares the average weekly wages by industry sector for Coweta County and the State of Georgia. It is of interest to note that the industry sectors with the most employees do not necessarily have the highest wages. In 1999, the Service sector was Coweta County’s largest employer but ranked eighth in terms of weekly wages. The Manufacturing sector, however, ranked second in terms of employment and had the second highest sector wages. And, the third highest employer, retail trade, ranked last in terms of average weekly wages. The next highest wages can be found in the Wholesale Trade and TCU sectors.

**Table 3.15: Coweta County Average Weekly Wages**

Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$377	\$390	\$403	\$423	\$425	\$437	\$443	\$446	\$472	\$493	\$501
Agri, Forestry, Fishing	NA	261	270	NA	264	NA	NA	318	NA	NA	NA
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	NA	387	384	375	399	396	410	444	478	500	507
Manufacturing	NA	446	457	493	500	527	546	565	594	620	641
Transportation, Comm, Util	NA	597	615	704	698	698	684	741	715	776	805
Wholesale	NA	425	488	512	543	520	516	525	552	555	632
Retail	NA	287	293	292	281	289	282	283	293	325	335
Financial, Insurance, Real Estate	NA	376	410	445	465	455	500	506	545	597	610
Services	NA	375	392	397	388	407	423	420	488	461	465
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	438	NA	NA	NA	NA	NA	NA	NA	NA	NA
Local Gov	NA	NA	NA	375	391	412	450	447	494	519	572

Source: U.S. Bureau of Labor Statistics

In 1999, as indicated in the table below, Coweta County had lower wages in all industries than the State. This is accounted for by tremendous influence of the economy of the City of Atlanta where the cost of living is higher and average weekly wages are higher.



**Table 3.16: State of Georgia Average Weekly Wages**

Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
Agri, Forestry, Fishing	267	276	285	297	304	312	322	336	347	373	390
Mining	561	589	605	NA	NA	698	734	741	781	832	866
Construction	NA	434	439	451	461	479	508	534	556	590	623
Manufacturing	NA	450	473	503	511	531	555	588	620	656	684
Transportation, Comm, Util	NA	603	635	689	709	720	737	769	805	842	895
Wholesale	NA	603	632	669	695	711	729	762	809	873	932
Retail	NA	236	244	255	260	267	275	286	299	318	335
Financial, Insurance, Real Estate	NA	544	569	627	648	648	693	741	799	872	900
Services	NA	414	439	464	471	475	501	519	551	580	611
Federal Gov	NA	543	584	612	651	667	666	701	774	791	808
State Gov	NA	451	462	460	471	NA	493	517	533	561	579
Local Gov	NA	387	401	401	410	420	440	461	480	506	523

Since residents from Sharpsburg are generally employed in Coweta County and the local employment market of Atlanta, it would be fair to apply the average weekly wages of Coweta County to the Town of Sharpsburg.

### **3.2.3 Labor Force Participation**

Employment status in Sharpsburg is presented in Table 3.17 below which indicates that in 2000, of the total labor force of 235 persons, approximately half of the labor force was male (118 persons) and half was female (117 persons). Of the total population of Sharpsburg, 51 males and 32 females were not part of the labor force.

In 2000, unemployment was 0% in Sharpsburg.



**Table 3.17: Sharpsburg Labor Force Participation**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL Males and Females	185	235
In Labor Force	131	184
Civilian Labor Force	131	184
Civilian Employed	120	184
Civilian Unemployed	11	0
In Armed Forces	0	0
Not in Labor Force	54	51
TOTAL Males	87	118
Male In Labor Force	69	99
Male Civilian Labor Force	69	99
Male Civilian Employed	68	99
Male Civilian Unemployed	1	0
Male In Armed Forces	0	0
Male Not in Labor Force	18	19
TOTAL Females	98	117
Female In Labor Force	62	85
Female Civilian Labor Force	62	85
Female Civilian Employed	52	85
Female Civilian Unemployed	10	0
Female In Armed Forces	0	0
Female Not in Labor Force	36	32

Source: U.S. Bureau of the Census

In Coweta County, there were slightly more females (51%) than males (49%) in the labor force. The share of males in the work force increased from 47% in 1990 to approximately 49% in 2000. The share of female employees in the work force decreased slightly from 53% to 51%.



**Table 3.18: Coweta County Labor Force Participation**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL Males and Females	40,166	66,056
In Labor Force	27,142	46,015
Civilian Labor Force	27,078	45,890
Civilian Employed	25,632	44,098
Civilian Unemployed	1,446	1,792
In Armed Forces	64	125
Not in Labor Force	13,024	20,041
TOTAL Males	19,039	32,332
Male In Labor Force	14,797	25,197
Male Civilian Labor Force	14,740	25,077
Male Civilian Employed	14,110	24,374
Male Civilian Unemployed	630	703
Male In Armed Forces	57	120
Male Not in Labor Force	4,242	7,135
TOTAL Females	21,127	33,724
Female In Labor Force	12,345	20,818
Female Civilian Labor Force	12,338	20,813
Female Civilian Employed	11,522	19,724
Female Civilian Unemployed	816	1,089
Female In Armed Forces	7	5
Female Not in Labor Force	8,782	12,906

Source: U.S. Bureau of the Census

In comparison with the State of Georgia, the male share of the labor force increased from 47% in 1990 to 48% in 2000. The female share of the labor force decreased from 53% in 1990 to 52% in 2000.



**Table 3.19: State of Georgia Labor Force Participation**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL Males and Females	4,939,774	6,250,687
In Labor Force	3,353,372	4,129,666
Civilian Labor Force	3,280,314	4,062,808
Civilian Employed	3,092,374	3,839,756
Civilian Unemployed	187,940	223,052
In Armed Forces	73,058	66,858
Not in Labor Force	1,586,402	2,121,021
TOTAL Males	2,357,580	3,032,442
Male In Labor Force	1,807,053	2,217,015
Male Civilian Labor Force	1,741,609	2,159,175
Male Civilian Employed	1,652,016	2,051,523
Male Civilian Unemployed	89,593	107,652
Male In Armed Forces	65,444	57,840
Male Not in Labor Force	550,527	815,427
TOTAL Females	2,582,194	3,218,245
Female In Labor Force	1,546,319	1,912,651
Female Civilian Labor Force	1,538,705	1,903,633
Female Civilian Employed	1,440,358	1,788,233
Female Civilian Unemployed	98,347	115,400
Female In Armed Forces	7,614	9,018
Female Not in Labor Force	1,035,875	1,305,594

Source: U.S. Bureau of the Census



**Table 3.20: Georgia Labor Force Participation (%)**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL Males and Females	100.00%	100.00%
In Labor Force	67.89%	66.07%
Civilian Labor Force	66.41%	65.00%
Civilian Employed	62.60%	61.43%
Civilian Unemployed	3.80%	3.57%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
TOTAL Males	100.00%	100.00%
Male In Labor Force	76.65%	73.11%
Male Civilian Labor Force	73.87%	71.20%
Male Civilian Employed	70.07%	67.65%
Male Civilian Unemployed	3.80%	3.55%
Male In Armed Forces	2.78%	1.91%
Male Not in Labor Force	23.35%	26.89%
TOTAL Females	100.00%	100.00%
Female In Labor Force	59.88%	59.43%
Female Civilian Labor Force	59.59%	59.15%
Female Civilian Employed	55.78%	55.57%
Female Civilian Unemployed	3.81%	3.59%
Female In Armed Forces	0.29%	0.28%
Female Not in Labor Force	40.12%	40.57%

Source: U.S. Bureau of the Census

### **3.2.4 Unemployment**

As shown below, trends in unemployment in Coweta County have closely mirrored the unemployment rates of the State of Georgia. However, Coweta County unemployment rates have been significantly lower than the State rates while maintaining the general trends. Coweta County has historically shown lower unemployment rates than the U.S. since 1993, yet the rates follow the general trends as with the trends of the State. Unemployment rate trends from Coweta County should be applicable to the residents of the Town of Sharpsburg.



**Table 3.21: Unemployment Rates**

<b>Year</b>	<b>Coweta</b>	<b>Fayette</b>	<b>Georgia</b>	<b>U.S.</b>
1992	7.3%	4.2%	7.0%	7.5%
1993	5.3%	3.3%	5.8%	6.9%
1994	4.2%	2.9%	5.2%	6.1%
1995	4.1%	2.6%	4.9%	5.6%
1996	3.8%	2.3%	4.6%	5.4%
1997	4.0%	2.3%	4.5%	4.9%
1998	3.3%	2.3%	4.2%	4.5%
1999	2.8%	1.9%	4.0%	4.2%
2000	3.4%	1.9%	3.7%	4.0%
2001	3.3%	1.9%	4.0%	4.8%
2002	5.3%	3.5%	5.7%	5.8%
2003	4.6%	3.2%	4.6%	6.1%
2004	4.1%	2.7%	4.3%	5.4%

Source: Georgia Department of Labor

### **3.3 Commuting Patterns**

Information on commuting patterns for residents of Sharpsburg is limited. However, as shown below, 45% of Sharpsburg residents work within Coweta County and 55% work outside of Coweta County. It is interesting to note that the percentage of working residents working within the county of residence has actually increased almost 3% since 1990. This particular trend is in contrast to the commuting pattern of Coweta County where the share of working residents working in the county of residence decreased by approximately 10%.

**Table 3.22: Residents Working in County of Residence in Sharpsburg**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL Working Residents (Calculated 1 + 2)	117	180
Worked in County of Residence	50	82
Worked outside county of Residence	67	98

Source: U.S. Bureau of the Census

**Table 3.23: Share of Residents Working in County of Residence in Sharpsburg**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL Working Residents (Calculated 1 + 2)	100.00%	100.00%
Worked in County of Residence	42.74%	45.55%
Worked outside county of Residence	57.26%	54.45%

Source: U.S. Bureau of the Census



**Table 3.24: Total Working Residents in Coweta County**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL Working Residents (Calculated 1 + 2)	25,113	43,132
Worked in County of Residence	14,579	20,735
Worked outside county of Residence	10,534	22,397

Source: U.S. Bureau of the Census

**Table 3.25: Share of Coweta County Residents Working in County of Residence**

<b>Category</b>	<b>1990</b>	<b>2000</b>
TOTAL Working Residents (Calculated 1 + 2)	100.00%	100.00%
Worked in County of Residence	58.05%	48.07%
Worked outside county of Residence	41.95%	51.93%

Source: U.S. Bureau of the Census

### **3.4 Economic Development Resources**

The Town of Sharpsburg, due to many factors in the past, has had few opportunities to provide for local economic development. Instead, the town has relied on Coweta County and the City of Newnan Economic Development Resources in the past. Economic development countywide is promoted through the efforts the following agencies:

#### **3.4.1 Development Agencies**

- **Carl Vinson Institute of Government** – This organization is involved in helping governments and communities anticipate their needs, and improve their operations. Technical assistance is provided to local governments, state agencies, school districts, nonprofits, and officials at every level of government.
- **Coweta County Convention and Visitors Bureau** – This organization’s mission is to attract visitors, tourists, and convention activity to Coweta County and the City of Newnan.
- **Georgia Tech Economic Development Institute** – The GTEDI offers information to companies, communities, or government agencies seeking information on economic development opportunities. Provides technical assistance in industrial energy conservation, cost-benefit analyses, industrial market outreach research, financing, business planning, management, and industrial engineering.
- **Newnan Coweta Chamber of Commerce** – Organized in 1947, the Chamber is a non-profit organization that derives its funding primarily from its local members. Its mission is to improve the economy and quality of life of the community and it is active in promoting industrial, commercial, and tourism development in the City of Newnan and Coweta County.
- **City of Newnan Main Street Program** – The program was established to maintain a healthy, viable downtown commercial district by directly marketing the city’s unique characteristics to new residents, businesses and visitors.





- **Newnan Development Authority** – This Authority was established to facilitate growth and development throughout the City of Newnan and is primarily concerned with industrial development. The Development Authority also may assist commercial enterprises on an as-needed basis.
- **Newnan Downtown Development Authority** – This Authority was established to facilitate growth and development specifically in the downtown area of the City of Newnan.
- **Newnan Utilities** – The Business Services Department encourages local business development. Its involvement in *Yamacraw*, the construction of Technology Business Park, and the 21<sup>st</sup> Century Coweta initiative serve to promote high-tech business growth in Coweta County and the City of Newnan.
- **21<sup>st</sup> Century Coweta** – This organization facilitates efforts by the public and private sectors in order to bring high-end economic development to Coweta County, specifically in industrial and high-technology business.
- **UGA Small Business Development Center** – This organization conducts marketing analysis and surveys intended to evaluate the community’s economic development potential.

### **3.4.2 Training and Education**

Education and training opportunities are limited to those offered by the County and State. Coweta County operates a public school system with sixteen elementary schools, five middle schools and three high schools. The closest public school is East Coweta High School, located just outside of the town limits of Sharpsburg on S.R. 154 north.

The County also offers the Central Education Center for technical training and the Winston Dowdell Academy, an alternative school. There are four (4) private schools located in Coweta County, giving prospective students additional choices for educational opportunities.

Post-secondary education is available within the immediate region and within less than an hour commute. The State University of West Georgia, in Carrollton, has a campus in the City of Newnan. Numerous educational opportunities exist within a short commute to Atlanta including: Georgia Institute of Technology, Georgia State University, Southern Polytechnic State University, Clayton College and State University, Morehouse College, Clark-Atlanta University, Morris Brown College and others. In addition, West Central Technical College, also based in Carrollton, has a Newnan campus and offers 43 technical certification programs, 14 technical diplomas, and 10 Associate degrees in numerous disciplines.

## **3.5 Economic Trends**

### **3.5.1 Trends in Coweta County**

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



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

The largest private-sector employer in Coweta County is Newnan Hospital, but three manufacturers are included in the top five employers: Yamaha, Yokogawa, and Bon L. Manufacturing is the largest basic employment sector in the County. The County has been vulnerable to employer downsizings and closings, affecting more than 1,000 industrial jobs from six major companies since 2001. Coweta County has also recently replaced the loss of 250,000 square feet of warehouse distribution space vacated by Homeplace with Sigman/Sysco. This trend suggests that a stronger, more cohesive business retention programs should be considered. Other significant employers are Wal-Mart, Georgia Power Company and Newnan Utilities.

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



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

### **3.5.2 Trends and recent happenings in Sharpsburg**

In Sharpsburg, the extent of recently established and planned major economic activities has been the construction of the new Post Office and new commercial buildings on S.R. 54 at McIntosh Trail. Continuing growth in Coweta County along S.R. 54 and the S.R. 34 corridor, from Peachtree City to Newnan, has underscored the need for current road widening of both highways.



## **4 Housing**

The Housing Element is important to the Town of Sharpsburg because of the opportunity to inventory its current housing stock and evaluate the housing in terms of affordability, condition and occupancy. The Town Plan utilizes this information in proposing mixed housing opportunities for various economic and age groups.

### **4.1 Housing Types and Mix**

All housing in Sharpsburg is privately owned and is either owner-occupied or rental units. There are no public housing units within the town limits of Sharpsburg. The existing types of housing units located in the Town of Sharpsburg are presented in the table below.

**Table 4.1: Types of Housing**

<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2004</b>
TOTAL Housing Units	65	101	128	145
Single Units (detached)	53	76	114	115
Single Units (attached)	0	3	0	0
Double Units	7	8	9	9
3 to 9 Units	0	0	0	16
10 to 19 Units	1	0	0	0
20 to 49 Units	0	0	0	0
50 or more Units	0	0	0	0
Mobile Home or Trailer	4	14	5	5
All Other	0	0	0	0

Source: U.S. Bureau of the Census

Since the 2000 Census, the number and types of housing units have changed as indicated with an additional single-family house being constructed in 2004, and with 16 multi-family attached units being constructed on Stovall Street.

### **4.2 Age and Condition of Housing**

The ages of single-family homes in Sharpsburg range from those elegant residences located on Terrentine Street and Main Street (over 100 years old), to the smaller house that was constructed in 2004 on Main Street. As indicated below, 20 homes in Sharpsburg were constructed earlier than 1939.

The condition of housing in Sharpsburg is very good generally with an estimated 33 homes needing assistance complying with building codes and improving exterior cosmetics. As indicated below, at the time of the 2000 census, there were no homes in



Sharpsburg that lacked plumbing facilities. In 1990, 7 homes (7% of the total housing) lacked plumbing facilities.

**Table 4.2: Condition of Housing**

	Sharpsburg		Atlanta MSA		Georgia	
Units Built before 1939						
1980	27	41%	75,467	10%	296,662	15%
1990	23	22%	66,625	6%	212,294	8%
2000	20	15%	66,937	4%	192,972	6%
Units Lacking Plumbing						
1980	10	15%	11,551	2%	77,077	4%
1990	7	7%	5,844	.5%	28,462	1%
2000	0	0%	6,751	.4%	17,117	.5%

Source: U.S. Bureau of the Census

According to the 2000 Census, of the total housing units in Sharpsburg, 5% were vacant units. However, 80% of the housing in Sharpsburg was owner-occupied and 15% were renter-occupied. It is estimated that, in 2004, owner-occupied units remains at 80% of the total 145 housing units, and the share of renter-occupied units is 17% of the total housing stock.

**Table 4.3: Occupancy Characteristics**

Category	1980	1990	2000	2004
TOTAL Housing Units Built	N/A	101	128	145
Housing Units Vacant	N/A	13	6	6
Housing Units Owner Occupied	54	64	103	104
Housing Units Renter Occupied	15	24	19	35
Owner to Renter Ratio	N/A	2.7	5.42	2.97
Owner Vacancy Rate	N/A	N/A	0	0
Renter Vacancy Rate	N/A	N/A	24%	14%

Source: U.S. Bureau of the Census

### 4.3 Cost of Housing

The cost of housing in Sharpsburg is an important consideration in existing inventories because housing availability is a key element in sustaining the quality of life of a small town. As indicated below, the median property value in Sharpsburg has increased dramatically since 1980. In 1990, the median property value of \$65,400 increased 61% to \$106,800 in 2000, while the median rent for rental units decreased 12%.



**Table 4.4: Tenure, Cost and Rent of Regional Housing**

	Sharpsburg			Atlanta MSA			Georgia		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
% Occupied Units	67% (Est.)	87%	95%	93.5%	90.0%	94.7%	92.3%	89.7%	91.6%
Vacancy Rate	N/A	N/A	5%	6.5%	10.0%	5.3%	7.7%	10.3%	8.4%
% Owner Units	78% (Est.)	64%	80%	61.4%	62.3%	66.4%	65.0%	64.9%	67.5%
Median Value (1000s)	\$33.9	\$65.4	\$106.8	\$47.7	\$89.3	\$135.3	\$36.9	\$70.7	\$111.2
% Renter Units	N/A	24%	15%	38.6%	37.7%	33.6%	35.0%	35.1%	32.5%
Median Monthly Rent	\$62	\$558	\$492	\$255	\$529	\$748	\$211	\$433	\$613
Owner to Renter Ratio	N/A	2.7	5.42	1.59	1.65	1.97	1.85	1.85	2.07

Source: U.S. Bureau of the Census

Housing costs for Sharpsburg are approximately 12% lower than in Coweta County. The lower median property value in Sharpsburg is due to a number of factors including age and condition of housing, market choices and location. Coweta County has been experiencing tremendous growth in the construction of new homes in the past decade. Therefore, it is not surprising that the median property values are higher. However, it is noteworthy that median rent in Coweta County is slightly lower than in Sharpsburg. With the limited amount of rental units available in Sharpsburg, statistical comparison with the vast rental market in Coweta County is difficult.



**Table 4.5: Coweta County Housing Costs**

Category	1980	1990	2000
Median Property Value	33,800	68,000	121,400
Median Rent	\$113	\$415	\$477

Source: U.S. Bureau of the Census

**Table 4.6: Average Housing Prices – Coweta County**

Year of Sale	Sales Average	#
1999	\$138,462	2309
2000	\$149,774	2192
2001	\$156,664	2260
2002	\$162,259	2455

Source: U.S. Bureau of the Census

In comparison with the median property values of the State of Georgia, Sharpsburg has approximately 6% higher values, generally due to the location and condition of the housing stock. Within the Atlanta region and the state, Sharpsburg is a comparably affordable place to live. Average home values and average rents are both comparable to those of Coweta County and the Region.

#### **4.4 Cost-Burdened Housing**

Due to its size, information on Affordable Housing and Cost Burdened Housing in Sharpsburg is limited. However, data is available for Coweta County from the U.S. Department of Housing and Urban Development (Reference: Comprehensive Housing Affordability Strategy 2000).

**Table 4.7: Cost Burdened Households – Coweta County**

	Total Owner Households	Percentage of Households	Total Renter Households	Percentage of Households
Households > 30% Cost Burdened	1126	3.6%	1223	3.9%
Households > 50% Cost Burdened	1118	3.5%	799	2.5%

Households paying between 30% and 49% of their income are considered to be “cost-burdened” and households paying over 50% are “severely cost-burdened”. Just 7.5% of all households are considered cost-burdened in Coweta County. Only 6.0% of all households in Coweta County are considered to be severely cost-burdened. While this includes over 2,200 households in the County, it is still relatively low. In the Atlanta



MSA, by comparison, 22% of households were spending over 30% of their income on housing.

**4.5 Jobs-Housing Balance and Special Housing Needs**

This section of the housing element addresses the relationship between the existing housing stock and two aspects of the community: commuting patterns and special needs. When compared with existing housing stock, these characteristics can be evaluated as to the degree that each meets the needs of housing in Sharpsburg.

**4.5.1 Commuting Pattern**

The total number of jobs in Sharpsburg increased very little from 1990 to 2000. The total number of employees increased from 120 in 1990 to 184 in 2000. As discussed previously in the Economic Development element, information on commuting patterns for residents of Sharpsburg is limited. However, 45% of Sharpsburg residents work within Coweta County and 55% work outside of Coweta County.

Based on the commuting pattern of residents to jobs inside the County, it appears that the diversity of housing stock is adequate in terms of quality, size, and neighborhood amenities.

**4.5.2 Special Needs**

In each community, there are individuals with special needs that should be considered in the Housing Element of a Comprehensive Plan. Again, specific information for the Town of Sharpsburg is unavailable, however, the special needs of various groups in Coweta County is presented in the Table below:

**Table 4.8: Special Needs – Coweta County**

County	AIDS Cases 1981-2000	Family Violence, # of Police Actions 2000	Total, # Age 62+ 2000	Total, % Age 62+ 2000	Disability (Any) % Age 16+ 1990	Adult Substance Abuse Treatment Needed 2001
Coweta	65	346	9,278	10.40%	28.26%	5,468

As indicated, there is a significant population over age 62 with special care needs and a larger population with physical disabilities. Other disabilities include those with AIDS and substance abuse. While some of these disabilities simply require modifications to existing residences, such as replacing steps with ramps and improving wheelchair accessibility, other cases, such as individuals with extreme mental disabilities, require long-term residential care. At present, there are no handicapped accessible multi-family units in the Town of Sharpsburg.





While there are no residential services available to these individuals in Sharpsburg, Coweta County offers a number of services through public programs such as shelter for victims of domestic violence and their families, rehabilitation centers for individuals recovering from drug addiction or mental illness, additional residential facilities for people with developmental disabilities, and transitional housing for homeless families and individuals.

In addition, there are a number of State and Federal agencies that provide subsidized or affordable housing for older adults including providing a hospice residence for patients with terminal diseases.



## **5 Natural and Cultural Resources**

The natural and cultural resources of Sharpsburg are important elements that should be considered in planning for the town's future. Natural resources in Sharpsburg are somewhat limited due to the geographic location and the small size of the town itself. Cultural resources are somewhat more abundant with unique historical buildings and sites. The importance of including these resources in a Town Plan or a Comprehensive Plan lies in the opportunity for the local government to inventory existing resources, assess current and future needs and prepare implementation strategies for the future.

The current Town of Sharpsburg encompasses a total of 344.1 acres as established by the Town Charter. Sharpsburg is located between Peachtree City and the City of Newnan with its specific location at the intersection of three primary State Routes (S.R. 54, S.R. 154 and S.R. 16).

### **5.1 Water Quality and Wetlands**

Within the current town limits of Sharpsburg, there are no flowing streams, rivers or bodies of water. It is not surprising, then, to find that there are no areas designated by FEMA as wetland areas.

### **5.2 Public Water Supply Sources**

The Town of Sharpsburg has 126 water customers and currently obtains its domestic water from the nearby Town of Turin through a continuing intergovernmental agreement. There are no public water supply sources within the Town of Sharpsburg. More information on the Water Supply can be found in Section 6 Community Facilities.

### **5.3 Groundwater Recharge Areas**

Groundwater recharge areas are those areas of probable thick soil which may function as recharge areas for groundwater. These areas are important in land use development as they are susceptible to groundwater pollution from many different sources such as road and parking lot runoff, pesticides, fertilizers, and chemical spills.

According to the DNR Hydrologic Atlas 18, there is a significant groundwater recharge area within the town limits of Sharpsburg as indicated in the Atlas of Supportive Maps. The groundwater recharge area is located in the southeast quadrant of the town limits. The recharge area is protected by inclusion in Sharpsburg's Water Resource District. Storage tanks, waste impoundment sites, septic tanks, and hazardous materials are regulated within this district.

### **5.4 Water Supply Watersheds**

Sharpsburg's unique location on the ridge line of two primary streams, places the town in two primary watersheds. The Keg Creek watershed is located on the north and east side of Sharpsburg and drains eastward toward Line Creek at Peachtree City. The Pine Creek



watershed is located on the west and south sides of Sharpsburg and drains toward the south. The watersheds are delineated in the Atlas of Supportive Maps.

The Keg Creek watershed is protected by Sharpsburg's Water Resource Protection District. The District's regulations regulate storage tanks, waste impoundment sites, septic tanks, and hazardous materials. There are no streams or reservoirs in Sharpsburg.

## **5.5 Steep Slopes**

There are no steep slope areas within the Town of Sharpsburg that warrant special management practices.

## **5.6 Soils and Septic Tank Suitability**

Of the three general soil classifications found in Coweta County (soils found along flood plains and low terraces; soils found on gently sloping ridge tops, and those soils found on steep slopes and upland areas), only one soil classification is found in Sharpsburg: soils found on gently sloping ridge tops. These soils are usually very gentle sloping soils from granite gneiss, or mica schist.

There are two (2) general soil associations found within the single soil classification found in Sharpsburg:

The Cecil-Madison-Appling association is found on broad ridge tops and on divides between streams. Slopes are generally smooth and between two and six percent. These soils are generally used for cultivated crops, pastures and woodland. Urban development potential is good. The soil is clayey in nature and special consideration should be given to this soil when installing septic tanks. Cecil soils make up about 46% of the association, while the Madison soils make up about 37% and the Appling soils comprise 10%. The remaining 7% of the soil association is minor soils.

The Cecil-Madison association is found on narrow ridge tops and on short to moderately long hillsides. Slopes are convex, contain shallow and occasionally deep gullies, and are usually between six and ten percent. These soils are used primarily as pastureland and woodland. Some areas are cultivated for crops. The potential for urban uses is fair due to the clayey subsoil. The Cecil-Madison association is made up of about 46% Cecil, 44% Madison, and the remaining soils make up about 10% of the association.

These soil types are shown in the Atlas of Supporting Maps at the end of this Technical Addendum. According to the draft Comprehensive Plan for Coweta County, the County's soils are not well-suited to septic tank usage. About 100,000 acres within the County are classified as "very limited" in their septic tank suitability.

## **5.7 Prime Agriculture Land**

There are no prime agricultural or forest land within the town limits of Sharpsburg that require special management practices.



## **5.8 Floodplains**

There are no flood plain areas within the town limits of Sharpsburg.

## **5.9 Air Quality**

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

Metropolitan Atlanta's air quality is among the worst in the United States. Coweta County is part of a 21-county air quality non-attainment basin. The county is in violation of the Clean Air Act standards for ground-level ozone and particulate matter. This non-attainment status directly affects the County's ability to expand its system of regionally significant roadways, since automobile emissions are directly linked to these high levels of air pollution. Due to federal regulations, non-attainment designation directly impacts the County's road improvement program and its ability to add additional travel capacity to regionally significant roads.

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

## **5.10 Plant and Animal Habitats**

Coweta County is host to many species of plants and wildlife. The flora and fauna found in Sharpsburg is generally the same as found throughout Coweta County.

### **5.10.1 Plants**

The Department of Natural Resources (DNR) has listed the following plant species as "Protected Plants" in Coweta County: Pink Lady Slipper, Yellow Lady Slipper, Piedmont Barren Strawberry, Smooth Purple Coneflower, Bay Starvine, and Woods-False Hellebore.

Although none of these particular species have been identified as existing in Sharpsburg, there is a possibility that these protected plant species may exist within the town limits. The Town of Sharpsburg supports the protection of these plant species and is committed to requiring special management practices for protection of these plants should they be discovered within the town limits in the future.

Other plant species found throughout Coweta County and are most likely represented within Sharpsburg are presented in Table 5.1. A variety of upland shrubs are also



commonly found in Coweta County as indicated below in Table 5.2. The wide varieties of common ground layer herbs found in Coweta County are shown in Table 5.3:

**Table 5.1: Common and Rare Plant Species**

<b>Common Name:</b>	
Red Maple	Scarlet Oak
Chalk Maple	Southern Red Oak
Serviceberry	Chestnut Oak
Musclewood	Red Oak
Hickory	Water Oak
Redbud	Sassafras
Florida Dogwood	Black Walnut
Persimmon	Pyramid Magnolia
American Beech	Blackgum
White Ash	Ironwood
American Holly	Sourwood
Sweetgum	Shortleaf Pine
Tulip Poplar	Loblolly Pine
Cucumber Tree	Black Cherry
Post Oak	Winged Elm
Black Oak	Georgia Hackberry
White Oak	Hemlock

**Table 5.2: Common Upland Shrubs**

<b>Common Name:</b>	
Serviceberry	Chinquapin
Yellow Buckeye	New Jersey Tea
Cane	Fringetree
Devil's Walking Stick	Strawberry Bush
St. Andrew's Cross	Witchhazel
St. John's Wort	Piedmont Azalea
Virginia Willow	Carolina Rose
Mountain Laurel	Sweetleaf
Privet	Sparkleberry
Wax Myrtle	High Blush Blueberry
Dwarf Paw	Deerberry
Paw	Maple-leaf Viburnum
Georgia Basil	Sumac
Beauty Berry	
Sweetshrub	



**Table 5.3: Common Ground Layer Herbs**

Common Name:	
Jack-in-the-Pulpit	Heartleaf
Carex	Aster
Devil’s Bit	Spotted Wintergreen
Black Cohosh	Green and Gold
Beggarticks	Liverleaf
Bedstraw	Alum Root
Hawkweeds	Wild Geranium
Green Violet	False Solomon’s Seal
Lobelia	Golden Rod
Partridgeberry	Starry Campion
Panic Grass	Indian Pink
Carolina Phlox	Giant Chickweed
May-Apple	Blue-eyed Grass
Solomon’s Seal	Cranefly Orchid
Mountain-Mint	Spiderwort
Bloodroot	Catesby’s Trillium
Skullcap	Virginia Creeper
Bellwort	Crossvine
Poison Ivy	Trumpet Creeper
Greenbrier	Climbing Hydrangea
Grapes	Japanese Honeysuckle
Carolina Jessamine	Coral Honeysuckle
Violet	

**5.10.2 Animals**

The following animal species have been listed on both the Federal Endangered Species List and Georgia’s Protected Species List.

- Southern Bald Eagle (*Haliaeetus leucocephalus*)
- Red-Cockaded Woodpecker (*Pocoides borealis*)
- Peregrine Falcon (*Falco peregrinus tundrius*)

While these species are not specifically known to exist in Sharpsburg, they have been sighted in neighboring counties. The dominant species are those that have the capability to co-exist with the human species and the man-made “built” environment.

**5.11 Major Park, Recreation and Conservation Areas**

In Coweta County, there are numerous major parks, recreation areas and conservation areas. There are no major parks, recreational or conservation resources located within the town limits of Sharpsburg. There is, however, a small local recreation facility on Main



Street which includes two tennis courts and an indoor recreation building, the Bridges Recreation Center.

## **5.12 Scenic Views and Sites**

The Town Plan recognizes a few landmarks and vistas that require special management practices. The downtown Main Street area and the buildings along Terrentine Street are historic landmarks with a unique character that should be preserved. Additional sites worthy of mention are the residences on Main Street east of Terrentine Street, the residences on Terrentine Street south of Main Street, the Railroad, the North Gateway (S.R. 154 and Terrentine Street), and the South Gateway (S.R. 54 and Terrentine Street)

## **5.13 Cultural Resources**

### **5.13.1 Residential Neighborhoods**

As stated above, special note is made of the residential areas on Main Street and Terrentine Street. Some of these houses are over a century old while others of similar architectural style and size were constructed before 1950. Of the aspects of Sharpsburg that lend the town its historic and small town character, these houses are the primary resources. With a style that includes front porches, wood siding, detached garages in the rear and floor plans that are simple and functional, these residences create a boulevard of residential treasures when viewed from the road.

### **5.13.2 Historic Town Center**

There are a few old buildings located at the town center which currently are described as “Antique Row”. These are a primary cultural resource because these buildings not only represent historical commercial buildings but they also represent the image of Sharpsburg. Visitors to Sharpsburg are attracted to this commercial area because of the antiques, arts and crafts that are available along Main Street. Upon leaving Sharpsburg, visitors take with them their own personal remembrance of this small, quaint town.

### **5.13.3 Other Cultural Resources**

The Post Office, built in 1872 was on Main Street adjacent to the Bridges Recreation Center. However, a new modern facility was constructed at its present location on Highway 54 in 2002.

Two churches are located within the town limits, the largest of which is the Sharpsburg Baptist Church, established in 1837 as the Mt. Lebanon Baptist Church on Reese Road, just east of the town limits. The church was moved to its present location on S.R. 54 in 1878. The church also has a large cemetery located adjacent to the old church building and the cemetery has a similar historical value in the community which should be preserved for future generations.



## **6 Community Facilities and Services**

One of the primary purposes of local government is the provision of public services and facilities. The purpose of the Community Facilities and Services element in planning is to assist the Town of Sharpsburg in coordinating the planning of public facilities and services in order to efficiently use existing infrastructure and future investments and expenditures for capital improvements.

### **6.1 Transportation Network**

The Town of Sharpsburg is located in Coweta County which requires an advanced level of planning. The transportation network is assessed in Section 8, the Transportation Element of this Comprehensive Plan.

### **6.2 Water Supply and Treatment**

The Town of Sharpsburg has 126 water customers and currently obtains its domestic water from the nearby Town of Turin through a continuing intergovernmental agreement.

The existing water system consists of 6-inch, 2-inch and smaller water lines that run from the Town of Turin's 75,000 gallon elevated water tank located south of Sharpsburg on S.R. 54. The existing water lines are 40 years old and present problems relating to fire protection and water pressure. In addition, the six-inch line from Turin is made of asbestos. If this line were to break the entire water system would be contaminated. This line must be replaced in its entirety.

The Town of Turin has two underground water wells that supply both towns, Turin and Sharpsburg. The average amount of water pumped from Turin over the last 30 months is approximately 1,500,000 gallons per month, or 6,550 gallons per month per customer. The existing well pump has a capacity of approximately 125 gpm, or 180,000 gpd. Turin's backup well is located at the water tank and has been abandoned. However, Turin has a connection to and agreement with Coweta County for backup purposes.

An existing 12-inch County water line runs through the middle of town on Georgia Highway 54. Other County water lines have been installed along Georgia Highways 16 and 154, McIntosh Trail and surrounding roads.

Coweta County does not supply any domestic water to Sharpsburg except on an as-needed emergency basis. The existing County water lines are shown in the Atlas of Supporting Maps at the end of the Technical Addendum.

### **6.3 Sewerage Systems and Wastewater Treatment**

At the present time, the Town of Sharpsburg has no sewerage system or wastewater treatment facilities. All residential, commercial, institutional and other uses are on septic systems.





## **6.4 Solid Waste Management**

In order to promote the health safety and general welfare of its citizens, the Town of Sharpsburg provides solid waste collection and recycling services for its citizens. The collection of solid waste for commercial businesses and other non-residential entities is regulated by the Town's Solid Waste Management Ordinance.

## **6.5 General Government**

The local government of Sharpsburg consists of a mayor, four council persons, and two staff employees. The elected officials serve on a part-time basis and, in the past have not required or been provided administrative space. It is anticipated that administrative space will be required in the future. The daily business of the Town of Sharpsburg including public hearings is conducted by the Town Administrator and Town Clerk in the Town Hall office located in the Bridges Recreation Center on Main Street. Council meetings, planning meetings and other city business meetings are generally held in the Bridges Recreation Center. The Garden Club building, located on Terrentine Street, is utilized periodically for certain city functions and meetings and has recently been rebuilt for a library. These facilities are shown on the Community Facilities Map included in the Atlas of Supportive Maps at the end of this Technical Addendum.

There is an old storage building located on Stovall Street that is used, but not owned, by the Town. There are no other departments or storage facilities associated with the local government of Sharpsburg.

## **6.6 Public Safety**

All public safety services (including police, fire protection and EM) are provided by Coweta County through an intergovernmental agreement.

## **6.7 Recreation Facilities**

Bridges Recreation Center – This facility is located on Main Street and includes two tennis courts and parking. Numerous indoor recreational activities such as karate, dancing and crafts are held in this facility. The facility can also be rented for special functions.

Garden Club/Library – This facility is located on Terrentine Street and includes a 1-room block building which has been used for administrative purposes and community meetings. There is a garden adjacent to the building which is maintained by the Garden Club. The Garden Club building has been converted into a lending library, but continues to serve as a meeting space.

## **6.8 Hospitals and Other Public Health Facilities**

### **6.8.1 Major Hospitals/Primary Care Facilities**

Sharpsburg and Coweta County are provided primary health services by Newnan Hospital-West, located at 60 Hospital Road in Newnan, Georgia. Newnan Hospital-West



offers 24-hour emergency care, same-day surgery, an ICCU, a special procedures lab, maternity services, occupational health and numerous specialty services. In addition, the Piedmont Fayette Community Hospital, located in Fayette County, provides services that are available to residents of Sharpsburg.

### **6.8.2 Public Health Facilities**

The Coweta County Health Department is located at 137 Jackson Street in Newnan, Georgia and provides the following basic services: health checkups, immunizations, WIC Supplemental Food Program, nutrition education, family planning, and screening for STDs, HIV, Tuberculosis and Hepatitis B.

The Coweta County Physical Health Department offers health services in four categories: Adult, Women, Child and Other services. The services provided are

- School-based health care and Scoliosis screening at public schools,
- The Early Intervention Program for children with delayed development,
- Breast Test Program breast cancer screening for older women,
- Mammogram and pap smear examinations for uninsured and underinsured women,
- Pregnancy related services including at-home visits by nurses after delivery,
- Prenatal Case Management,
- Teen Pregnancy Task Force,
- Integrated Medicaid and dental services for children,
- Flu and pneumonia shots for senior citizens,
- Safety education for children,
- High Blood Pressure Clinic,
- Voter Registration through the WIC program, and
- Community health education for local college students.

Coweta County has recently authorized \$1 million for the construction of a satellite health facility on the east side of the county on Ebenezer Road. Architectural plans indicate a 5000 sf building will be constructed in the near future.

## **6.9 Educational Facilities**

The public school system is operated by the Coweta County School System. The schools are accredited by the Southern Association of Colleges and Schools and they meet the State Board of Education Standards for programs, personnel facilities, and financial operation. The Coweta County School System offers adult education classes, GED preparation, English as a Second Language and vocational training.

### **6.9.1 Public Schools**

The Coweta County School System operates the following public schools:

Arbor Springs Elementary School – Newnan (6-8)



Arnco-Sargent Elementary School – 2449 West Highway 16, Newnan (Kindergarten – 5)  
Arnall Middle School – 700 Lora Smith Road, Newnan (6-8)  
Atkinson Elementary School – 14 Simmons Street, Newnan (K-5)  
Cannongate Elementary School – 200 Petes Road, Sharpsburg (K-5)  
Central Middle School – 160 McIntosh Street, Newnan (6-8)  
East Coweta High School – 400 McCollum-Sharpsburg Rd. Sharpsburg (10-12)  
East Coweta Middle School – 6291 East Hwy. 16, Senoia (9)  
Eastside Elementary School – 1225 Eastside School Rd., Senoia (K-5)  
Elm Street Elementary School – 46 Elm Street, Newnan (K-5)  
Grantville Elementary School-Grantville (K-5)  
O.P. Evans Middle School – Evans Drive, Newnan (6-8)  
Fairmount Alternative School – Fairmount School Rd. Newnan (7-11)  
Jefferson Parkway Elementary School – 154 Millard Farmer Ind. Blvd., Newnan (K-5)  
Madras Middle School – Newnan (6-8)  
Maggie Brown Pre-K - Newnan  
Moreland Elementary School – 145 Railroad Street, Moreland (K-5)  
Newnan Crossing – 1267 Lower Fayetteville Rd., Newnan (K-5)  
Newnan High School – 190 LaGrange Street, Newnan (9-12)  
Northgate High School – Newnan (9-12)  
Northgate Middle School – Fisher Road, Newnan (6-8)  
Northside Elementary School – 720 Country Club Road, Newnan (K-5)  
Poplar Road Elementary School – Sharpsburg (6-8)  
Smokey Road Middle School – Newnan (6-8)  
Thomas Crossroads Elementary School – 3530 Highway 34, Sharpsburg (K-5)  
Ruth Hill Elementary School – Sunset Lane, Newnan (K-5)  
Western Elementary School – 1730 Welcome Road, Newnan (K-5)  
White Oak Elementary School – 770 Lora Smith Road, Newnan (K-5)  
Willis Road Elementary School – Sharpsburg (6-8)

### **6.9.2 Private Schools:**

A number of private schools are located in Coweta County:

Carolyn Barron Montessori School  
Newnan Academy Pre-K  
Summerhill Academy  
The Heritage School  
Odyssey (Charter School)

### **6.9.3 Post-Secondary Schools:**

Currently, there are four post-secondary education facilities located in Coweta County:

West Georgia State University – Newnan Campus  
West Central Technical College  
Brewton-Parker College Center in Newnan-4-yr. Liberal Arts Degrees  
Trinity



## **6.10 Libraries and Other Cultural Facilities**

### **6.10.1 County Library**

Sharpsburg is served by the Newnan-Coweta Public Library located on Hospital Road in Newnan, Georgia. The library is a full-service library with a user-friendly web-site. Book drops are located at the main library on Hospital Road and at Thomas Crossroads on Highway 34.

### **6.10.2 Sharpsburg Library**

The Town of Sharpsburg owns and operates its own lending library. The Town recently renovated the Garden Club building on Terrentine Street to house a new library containing approximately 2500 volumes. The library also has two computers with internet access for residents use. As of January 2006, the library is open two days a week and is staffed with volunteer librarians.

### **6.10.3 Cultural Events**

The Town of Sharpsburg has numerous cultural events during the year including a spring and a fall festival, a watermelon festival in the summer and fall activities, dances, theater, and parades.

Cultural facilities throughout Coweta County are provided for all residents of Coweta County and include:

- The Newnan Theatre Company – the resident performing arts group located at 24 1st Avenue in Newnan, Georgia.
- Special Events in Newnan: the “Taste of Newnan”, Independence Day parade and fireworks, several holiday events.
- Coweta County Fair
- Candlelight Tour of Homes
- Christmas Parade
- Powers Crossroad Festival (founded in 1971)
- Highfire Gallery – Art Gallery in Senoia

### **6.10.4 Other Cultural Facilities**

Other Cultural Facilities relate to the historic Old Town area and are discussed in the Cultural and Natural Resources element of this report.

## **6.11 Service Delivery Strategy analysis**

The most critical relationship with other local governments is with Coweta County. In 1999, the Town of Sharpsburg entered into a Service Delivery Strategy with Coweta County. The Service Delivery Strategy was updated in 2004.



The services included in the Service Delivery Strategy are:

- Airport
- Animal Control
- Building Inspection
- Business Regulation
- Cable TV Service & Distribution
- Cemeteries
- Code Enforcement
- Economic Development
- Elections
- Electrical/gas Distribution
- Emergency Management
- Emergency Medical Service
- Emergency Rescue Service
- E-911 Dispatch
- Fire Protection
- Hospital Services
- Indigent Defense
- Jail
- Juvenile Intake Services
- Law Enforcement
- Libraries
- Mapping
- Parks & Recreation
- Planning & Zoning
- Probation Supervision
- Public Health Services
- Public Works
- Road & Street Construction
- Road & Street Maintenance
- Sewage Collection & Disposal
- Solid Waste Management
- Tax Assessment
- Voter Registration
- Water Supply & Distribution

### **6.11.1 Recreation**

Through a cooperative arrangement, the Coweta County Parks and Recreation Department maintains most of the county's recreational facilities and operates its programs. The facilities are described in the Community Facilities chapter of this Plan. The Town of Sharpsburg operates and maintains the Bridges Recreation Center and the tennis courts located on Main Street independently from the County.



### **6.11.2 Airport**

There is no airport within the town limits of Sharpsburg. Commercial air service is provided by Hartsfield-Jackson Atlanta International Airport located north of the city in Fulton County while General Aviation activity can be accommodated by the nearby Newnan-Coweta County Airport, located west of Sharpsburg and Peachtree City– Falcon Field.

### **6.11.3 Solid Waste and Recycling**

The Town of Sharpsburg adopted its Solid Waste Management Ordinance on December 2, 2002. The ordinance specifically requires both residential and non-residential property owners to participate in the solid waste and recycling programs established by Town Council in which resident participants shall use the town’s selected solid waste and recycling vendor. Coweta County residents are served by the county waste compacting and recycling system or private haulers. Coweta County has a contract to dispose of solid waste at a local landfill.

### **6.11.4 Tax Billing and Collection**

The Coweta County Tax Commissioner assesses, bills, and collects taxes owed the County, the Town of Sharpsburg, and the school district through inter-governmental contracts.

### **6.11.5 Planning, Zoning and Code Enforcement**

The Town of Sharpsburg and Coweta County have separate planning staffs, zoning regulations, comprehensive plans and permitting processes. Both the city and county enforce statewide minimum construction codes and currently share services provided by the Coweta County Environmental Health Department for onsite septic permitting.

### **6.11.6 Sanitary Sewer**

Coweta County has limited sewer availability and provides no sewer to the Town of Sharpsburg.

### **6.11.7 Public Safety**

The Coweta County Sheriff’s Department is located in the City of Newnan at 224 Greison Trail. There is a satellite Sheriff’s Department office is approximately 3 miles from Town Center and located on S.R. 154 approximately ¼ mile north of Lower Fayetteville Road.

The Sheriff’s Department provides protection to all of unincorporated Coweta County and the municipalities of Sharpsburg, Turin, Haralson, and Moreland.

### **6.11.8 Fire and Emergency Services**

The Coweta County Fire Department provides service to all of unincorporated Coweta County and the municipalities of Moreland, Turin, Sharpsburg, Senoia, Grantville, and



Haralson. Ambulances are dispatched through the County 911 system from fire stations located throughout the County.



## **7 Intergovernmental Coordination**

The Intergovernmental Coordination Element provides the Town of Sharpsburg an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments that can affect the implementation of its Comprehensive Plan. The purpose of this element is to assess existing coordination mechanisms and develop goals and a strategy for effective implementation of policies and objectives that may involve other local governments.

This section describes the relationships between the Town of Sharpsburg, Coweta County, and the City of Turin with respect to the following:

1. Adjacent local governments
2. School boards
3. Independent special districts
4. Independent development authorities
5. Constitutional officers; and
6. Utility companies.

In particular, it focuses on existing formal coordination mechanisms such as intergovernmental agreements, special legislation, joint meetings or work groups for the purpose of coordination. It also identifies the party (ies) or offices within the local government with primary responsibility for coordination.

### **7.1 Adjacent Local Governments**

The Town of Sharpsburg, due to its small size and limited resources, relies on Coweta County and the City of Turin for various services that cannot be provided by any other means. These services are enumerated in the 1999 Service Delivery Strategy and 2004 updates.

#### **7.1.1 Coweta County**

The most critical relationship with other local governments is with Coweta County. In 1999, the Town of Sharpsburg entered into a Service Delivery Strategy with Coweta County. The Service Delivery Strategy was updated in 2004 and discussed in detail in Section 6 Community Facilities.

#### **7.1.2 Town of Turin**

The Town of Sharpsburg currently obtains its domestic water from the nearby Town of Turin through a continuing verbal agreement. Both local governments have agreed to continue the contractual arrangement for domestic water.

### **7.2 School Boards**

The Coweta County School System is the local school board that operates all public schools in Coweta County. Through an inter-governmental agreement, the Town of Sharpsburg is provided access to public schools, the closest of which is East Coweta High School on S.R. 154.





### **7.3 Independent Special Districts**

There are no independent special districts, such as Water and Sewer Districts, within the Town of Sharpsburg.

### **7.4 Independent Development Authorities**

The Town of Sharpsburg has not established any independent development authorities, however, the town does rely on the benefits of the following agencies:

Coweta County Convention and Visitors Bureau  
Georgia Tech Economic Development Institute  
Newnan Coweta Chamber of Commerce  
City of Newnan Main Street Program  
Newnan Development Authority  
Newnan Downtown Development Authority  
Newnan Utilities  
21<sup>st</sup> Century Coweta  
UGA Small Business Development Center

### **7.5 Constitutional Officers**

Certain services are provided by Constitutional officers and/or departments within the County on behalf of its cities and these cannot be modified. These officers and/or departments are:

Tax Assessor  
Coroner  
Clerk of Court  
Probate Court  
District Attorney  
Superior Court  
State Court and Solicitor  
Adult and Juvenile Probation  
Health and Human Services  
Cooperative Extension  
Emergency Management  
Sheriff  
County Administration  
Board of Election and Voter Registration

### **7.6 Utility Companies**

The Town of Sharpsburg is served by the following utilities companies:

Atlanta Gas Light Co.  
Georgia Power



Coweta-Fayette Electric Membership Corporation  
Southern Bell  
Charter Communications



## **8 Transportation**

This section presents an overview of the transportation network in Sharpsburg. The purpose of this network is to provide for the safe and efficient movement of people and goods around, through, and, to and from Sharpsburg. The overview will describe the existing transportation network within Sharpsburg including the road network, bicycle and pedestrian network, the rail network, and availability of transit and parking services.

### **8.1 Streets, Roads, Highways, Bridges, Signalization and Signage**

The roadway system in Sharpsburg currently consists of three arterials with several local streets as shown in the Atlas of Supporting Maps at the end of this Technical Addendum. Arterials serve as routes for both through and local traffic. Local streets serve traffic moving within the city and generally have lower traffic volumes. The three arterials are:

- State Route 16
- State Route 54
- S.R. 154 (McCollum-Sharpsburg Highway) / McIntosh Trail

S.R. 16 is located on the southwestern side of Sharpsburg and runs from Newnan in the west to Senoia in the east. It is a 2-lane facility with an average annual daily traffic (AADT) of just under 7,000 vehicles in 2004. It parallels the Norfolk Southern (NS) rail line with a strand of trees screening the railroad from view and most adjoining land uses are residential in nature.

S.R. 54 is the North-South artery through Sharpsburg and runs from Fayetteville to the northeast to southern Coweta County. It is a 2-lane facility with an AADT of around 9,000 vehicles in 2004. Land uses are residential in northern Sharpsburg, commercial around the intersection of S.R. 154/McIntosh Trail, and institutional at the intersection with Terrentine Street.

S.R. 154 (McCollum-Sharpsburg Highway) / McIntosh Trail is an east-west road that runs through northern Sharpsburg and from I-85 in the northwest to Senoia in the east. It is a 2-lane facility with an AADT of just under 6,000 vehicles in 2004. Land uses are residential except for commercial development at the intersection with S.R. 54.

The rest of the roadway network consists of local roads of two lanes. Most are completely paved, with a small section of Stovall Drive at the intersection with Main Street paved with gravel. Additionally, there are two y-intersections in Sharpsburg – the intersection of Terrentine Street and S.R. 154 and the intersection of Terrentine Street and S.R. 54. These intersection are not at a 90 degree angle and present line of sight problems for drivers turning from Terrentine Street onto the cross street.

All intersections in Sharpsburg are controlled. There are 2 at-grade crossings of the NS rail line one at Church Street and one at Main Street. These crossings are open crossing with no crossbars, only lights.



## **8.2 Significant Bicycle and Pedestrian Ways**

No sidewalks presently exist in Sharpsburg. However, a sidewalk ordinance has been adopted by the Town that requires sidewalks to be installed at all new construction. The Town also received a federal grant to provide sidewalks at the intersection of Terrentine and Main Street. There are no current bicycle lanes within Sharpsburg, however, there is a designated bicycle path along McIntosh Trail running east-west and ending just east of the town limits past Reese Road.

Chapter 9 of Sharpsburg's zoning ordinance requires multi-use trails in order to facilitate pedestrian and multi-modal access from residential and commercial developments to schools, parks, playgrounds and other town amenities. The trails are required for any rezoning or development of zoned land, and must be consistent with the goals outlined in the Comprehensive Plan for multi-modal trail locations. Design standard for the trails are included in the ordinance.

## **8.3 Significant Parking Facilities**

There is public parking on the street for the antique shops at the intersection of Main Street and Terrentine Street. At the location of the old post office, a small parking lot is generally used for customers to park and walk to the various shops. One of the unique characteristics of Sharpsburg is the use of open spaces (yards, rights-of-way, etc.) for festival parking throughout the year.

## **8.4 Public Transportation**

The only currently available public transit in Coweta County is provided by three van pools operated by the Georgia Regional Transportation Authority (GRTA). Service is provided from the lot in front of the Georgia Cinemas Theatre Complex to numerous locations in Atlanta–Midtown, the State Capitol, and Downtown near the Georgia Pacific Building and surrounding areas. These vanpools cost \$80 a month currently, with the potential to reduce the monthly cost to \$61. The Georgia Cinemas Theatre Complex is located on Highway 34 within the city limits of Newnan. Public transportation is an important step to reducing vehicle emissions.

## **8.5 Air Quality**

Coweta County and its municipalities are in the thirteen county non-attainment area for Metro Atlanta. This designation means the Town of Sharpsburg should do all that is possible to reduce emissions from automobile traffic. Designing interconnectivity for developments and providing bicycle and pedestrian paths is one way to accomplish this goal. The Town of Sharpsburg is making great strides in developing traffic calming measures and adopting regulations that will enhance the quality of life in the Town.

## **8.6 Railroads and Airports**

There is no airport within the town limits of Sharpsburg. Commercial air service is provided by Hartsfield-Jackson Atlanta International Airport located north of the city in Fulton County while General Aviation activity can be accommodated by the nearby



Newnan-Coweta County Airport, located west of Sharpsburg and Peachtree City– Falcon Field.

Sharpsburg has a Greene-Senoia Norfolk Southern operated secondary rail line. This single tracked line provides service to Senoia to the NS system and connects Senoia and Newnan running roughly parallel to S.R. 16. According to the Georgia Rail Freight Plan Update in 2000, this line saw 30,000 Gross Ton Miles/ Mile of track (GTM/M) annually. This is one of the lowest density lines in the state.

### **8.7 Level of Service**

Generally, roadway congestion is typically described by assigning level-of-service (LOS) standards to each roadway. These standards are presented below:

**Table 10.1: Level-of-Service (LOS) Descriptions**

<b>LOS</b>	<b>General Characteristics</b>
<b>A</b>	Nearly free-flow conditions with full freedom to maneuver within traffic stream.
<b>B</b>	Nearly free-flow conditions; with some restrictions on maneuverability.
<b>C</b>	Nearly free-flow conditions; with noticeable restrictions on maneuverability.
<b>D</b>	Declining speeds; increasing densities, restricted maneuverability.
<b>E</b>	At capacity; unstable flow; reasonable speeds, very little, if any, freedom to maneuver.
<b>F</b>	Unstable flow conditions, low speeds; significant queuing at constricted points.

The transportation network of Sharpsburg is providing an adequate level of service (LOS B or better) with the exception of two intersections:

- The intersection of Terrentine Street and S.R. 154; and
- The intersection of S.R. 154 and S.R. 54.

The functional characteristics of existing roadways in the Town of Sharpsburg are presented in Table 10.2 on the following page:



**Table 10.2: Functional Classification of Roadways**

Roadway Name	Classification	Lanes	Pavement Condition	Jurisdiction	2004 Level of Service
S.R. 16	Arterial	2	A	State	B
S.R. 54	Arterial	2	A	State	B
S.R. 154	Arterial	2	B	State	B
MCINTOSH TRAIL	Arterial	2	B	County	B
MAIN STREET	Local	2	A	Town	A
TERRENTINE STREET	Local	2	A	Town	A
COLE STREET	Local	2	B	Town	B
CHURCH STREET	Local	2	D	Town	B
STOVALL STREET	Local	2	Not Paved	Town	B
HAINES TRAIL	Local	2	Not Paved	Town	B
WILLIAMS CIRCLE	Local	2	B	Town	B
SUNSET DR.	Local	1	B	Town	D
SHORT ROAD	Local	2	B	Town	B
MARSHA WAY	Local	2	B	Town	B
NORMAN WAY	Local	2	B	Town	B
ANGEL TRACE	Local	2	B	Town	B
WHATLEY DRIVE	PRIVATE DRIVE (DIRT)	2	N/A	Private	N/A
KEY ROAD	PRIVATE DRIVE (DIRT)	2	N/A	Private	N/A
CENTRAL OF GEORGIA	Rail	N/A	N/A	N/A	N/A

The Georgia Department of Transportation is completing plans for the improvement and signalization of the intersection at S.R. 154 and S.R. 54. A representative of the D.O.T. has discussed the plans with the Town Council at a regularly scheduled meeting.

Plans for improving the intersection at Terrentine Street and S.R. 154 have only been discussed with the Town Council. The favored improvement involves changing the intersection to a “right-in/right-out” only design.

### **8.8 Roadway Conditions**

The general roadway condition among the Town’s roadways is good. With the exceptions of Church Street, Stovall Street, Sunset Drive and Haines Trail, the widths and surface conditions of roadways remain good. Church Street is narrow and needs some maintenance and Stovall Street needs paving. Haines Trail is a narrow gravel roadway with minimal width for vehicular travel and safe conditions. Both the roadway and right-of-way need to be widened to minimum standards for two-way traffic. Sunset Drive has



recently been altered to become a one-way street because of the narrow width of the street.

### **8.9 Roadway Safety**

The general safety condition of roadways in Sharpsburg is good. With three State Highways (S.R. 54, S.R. 154 and S.R. 16) that are well-maintained and controlled by the Georgia Department of Transportation, safety conditions are good with the exception of the two intersections discussed below:

### **8.10 Major Intersections**

The major intersections in the Town of Sharpsburg are presented in Table 10.3 below. As shown below in **Table 10.3**, of the six (6) major intersections, two (2) need improvements to raise the levels of service.

**Table 10.3: Major Intersection Inventory**

<b>Intersection</b>	<b>2004 Level of Service</b>
S.R. 54 at Terrentine Street	C
S.R. 54 at Main Street	B
S.R. 54 at S.R. 154	E
Terrentine at Main Street	B
Terrentine at S.R. 154	E
S.R. 16 at Main Street	B

### **8.11 Average Daily Traffic**

There is limited information available on traffic figures in and around Sharpsburg, however, with three State highways, the following information was supplied by the Georgia Department of Transportation for 24 hour bidirectional counts for 2004:

<u>Roadway Name</u>	<u>Traffic Counts</u>
S.R. 54	9,000
S.R. 154 (Terrentine)	5,720
S.R. 16	6,990
S.R. 154 (North of Sharpsburg)	10,760



In addition, traffic counts and projections were made by Dames & Moore in regard to the extension of TDK Boulevard in Peachtree City. The following traffic counts and future projections were part of that study:

**Table 10.4: Traffic Counts and Predictions**

<b>Roadway Name</b>	<b>2004 ADT</b>	<b>2020 ADT Projection</b>
S.R. 54	5,500	7,850
McIntosh Trail	1,200	7,775