

Town of Turin

2026 Comprehensive Plan



December 13, 2005

Chattahoochee-Flint Regional Development Center
Franklin, GA

TOWN OF TURIN
COMPREHENSIVE PLAN

Prepared for
TOWN OF TURIN

Prepared with technical assistance by
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PURPOSE

The purpose of the Town of Turin Comprehensive Plan is to provide a guide for the future growth and development of the Town. The Plan was developed in cooperation and accordance with the Minimum Planning- Standards and Procedures of the 1989 Georgia Planning Act.

PROCESS

The Town of Turin Comprehensive Plan is the product of a three (3) month process utilizing a framework as established, by the Planning Act. Through citizen and government official input, a new community vision for Turin was established and amalgamated into the town's vision statement. Building on currently defined maps of the town, a future development map with accompanying narrative was compiled using character areas delineated by the town's stakeholders. Finally a short-term work program was developed by assessing the town's goals for future and current projects.

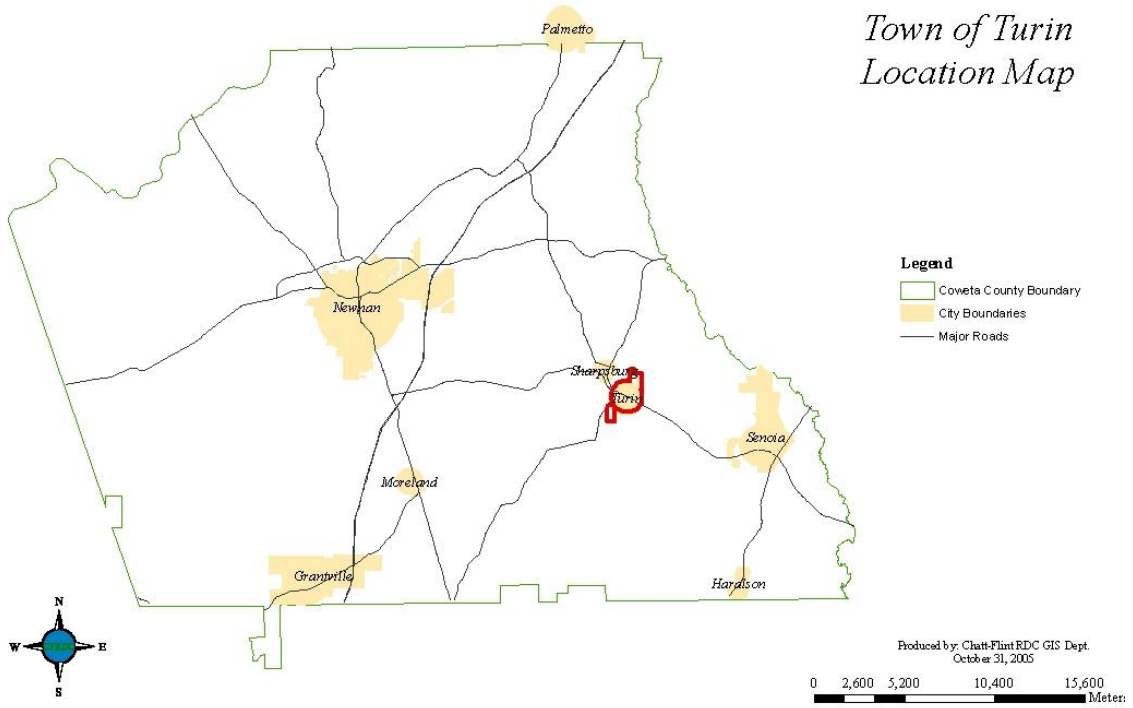
CITIZEN PARTICIPATION

Public participation was an integral part of the Planning process. Public hearings were held in September 2005 to inform the local citizens of preparation of the plan, and to include their input in the community vision and Future Development Map.

LOCATION

Turin is located in the middle of the Eastern side of Coweta County in the west-central part of Georgia, approximately 45 miles southwest of Atlanta. (map 1)

Town of Turin Location Map



Turin's vision statement

Turin is a community of thoughtful and intelligent growth focusing on efficient transportation and greenspace preservation throughout. Turin will provide an atmosphere that gives its citizens a defined rural historical sense of place, in a safe, friendly and uniquely appealing community with an unsurpassed quality of life.

Defining Narrative for Character Areas

Historic

Special consideration is to be given to development in the historic character areas so that residential or commercial structures do not encroach upon important historical structures. Turin is considering application for national historical registry status for this area.



Residential

The predominant use of land within this category is for single-family and multi-family dwelling units. Low-density housing development is encouraged in the residential character area to maintain Turin's rural uncrowned atmosphere. Turin will consider utilizing vacant sites closer within the residential area for new development. New residential construction will take street proximity and connectivity, along with commercial area proximity into consideration to maintain a safe interactive community atmosphere where residents will have access to the town's facilities and commercial developments. No specific Quality Community Objectives are being addressed.





Agricultural

This land is primarily agriculture of varying types and is to be the most rural area of the town. This area is primarily to be zoned agricultural or residential. No specific Quality Community Objectives are being addressed.



Industrial

This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Turin is not highly engaged in industrial activities so careful consideration must be given to what types and how large any industrial facilities constructed within this area are so as not to interfere with the safe, rural small town environment characteristic which Turin defines itself by. Redevelopment of existing

industrial areas in lieu of new construction will be firstly considered. Primary zoning around this area is commercial. No specific Quality Community Objectives are being addressed.



Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, office, and service and entertainment facilities. As with the industrial area, Turin will carefully consider any commercial development to ensure it will not interrupt its safe, rural small town characteristics. Future commercial structures will be located as close to the street front as possible, utilizing rear parking areas and redevelopment of existing commercial areas in lieu of new construction will be firstly considered. Primary zoning around this area is commercial. No specific Quality Community Objectives are being addressed.



Turin's Assets

- Water System
- Ample greenspace
- Low-density residential development
- Safe community
- Comprehensive building and zoning codes
- Post office for town
- Fire station for the town
- Provides street lights for safety and protection
- Garbage service

Major issues facing Turin

Natural & Cultural Resources

- *Turin wants to preserve its rural small town character and wishes to discourage high-density residential development.*

One way to ensure this is to establish zoning districts with large minimum lot size requirements in order to strictly limit development density in areas where preservation of farmland and rural character are desired

Facilities and Services

- *Some of Turin's citizens feel there is already insufficient police protection as it presently relies on the Coweta County sheriff's office for its police services.*

Turin may explore the utilization of taxes to fund a separate police department.

Transportation

- *Traffic in Turin is increasing.*

Utilize funds from grants such as the Transportation Enhancement Program TEP to encourage the usage of alternate methods of transportation through the construction of sidewalks and bike paths.

- *The community's roadway designs are not sensitive to roadway uses or local concerns.*

Increased traffic along highway 16 which runs directly through Turin is causing increased difficulty for Turin's residents trying to enter, exit or cross the highway. Secondary street connectivity with the highway should be studied for possible solutions.

Policies

Economic Development

Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment and accommodate future growth.

Encourage the development of downtown as a vibrant center for culture, government, dining, residential and retail diversity.

Accommodate new development while enhancing existing local assets.

Natural and cultural resource

The protection and conservation of our community's resources will play an important role in the decision-making Process.

Support enhanced solid waste reduction and recycling initiatives.

Incorporate the connection, maintenance and enhancement of greenspace in all new development.

Encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas or valuable historic, archeological and cultural resources from human encroachment through land development regulations and/or incentives.

Facilities and Services

Make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.

Reduce sprawl and development pressure on agricultural lands and conserve farmland.

Maximize the use of existing facilities and services.

Limit the amount of urban development within our community to areas that can be reasonably served by public infrastructure.

Use planned infrastructure to support areas identified as suitable for development.

Establish regulations that serve as a way for new growth to pay for itself.

Protect existing infrastructure investments (i.e. already paid for) by encouraging infill, redevelopment, and compact development.

Housing

Eliminate substandard or dilapidated housing in our community.

Stimulate infill housing development in existing neighborhoods.

Encourage home-ownership.

Increase investment in the existing housing.

Encourage efficient urban residential densities.

Promote walkable, safe neighborhoods.

Encourage common open space, walking paths and bicycle lanes that are easily accessible.

Land Use

Promote development that is sensitive to the land and gives consideration to adjoining, existing and planned development as well as the overall community.

Use land effectively to avoid the costs and problems associated with urban sprawl.

Express the community's intent with regard to the future locations of land uses.

Preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of our community.

Avoid leapfrog development across undeveloped areas.

Commit to redeveloping and enhancing existing commercial and industrial areas located within our community.

Encourage the use of landscaping, lighting, signage, underground utilities and building design to add value to our community.

Review land planning and development concepts that may be new to our area, but have been successful in other places.

Transportation

Encourage transportation corridors that support multiple modes of transportation and enhance the aesthetics of the community.

Our new and reconstructed roadways will reflect community standards of aesthetics, environmental stewardship and urban design.

Our new and reconstructed roadways will fully accommodate multiple functions, including pedestrian movements, parking, alternate modes of transportation and local vehicular circulation.

Encourage walking, biking, or car-pooling or sustainable transportation choices.

Ensure connectivity between road network, public transit, and pedestrian/bike paths.

Intergovernmental Coordination

Pursue joint processes for collaborative planning and decision-making.

Support other existing educational institutions and encourage development of new opportunities to educate our citizens.

Establish coordination mechanisms with adjacent local governments to provide for exchange of information.

Town of Turin
Short Term Work Program 2006-2012

PLANNING ELEMENT	2006	2007	2008	2009	2010	2011	2012	Estimated \$0	Responsible Town/RDC	Funding source N/A
	Land use									
19. Enforce zoning ordinance.	X	X	X	X	X	X	X		Town	Permit Fees
20. Survey potential annexation areas.	X	X	X	X	X	X	X	\$1,000/yr	Town	N/A
21. Amend subdivision regulations.	X							\$0	Town/RDC	General Fund
22. Amend zoning ordinance to include density restrictions and/or wastewater package plans for new subdivisions.	X							\$500	Town/RDC	
								\$0	Town/RDC	N/A

Report of Accomplishments City of Turin

Project or activity from previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for postponed or Not Accomplished activity
Survey potential annexation area		X			
Feasibility of business license program.	X				
Expand community center by adding restrooms and install heat ducts to restrooms.	X				
Attend environmental Education workshop sponsored by CFRDC. Receive soil capability database to use in permit review.	X				
Update Short Term Work Program	X				
Pave Banks Road from the fire station to Lynch and Hunter	X				
Reevaluate need for sidewalk improvements.	X				
Replace/Upgrade water main with 6 inch lines leading to elevated tank.				X	Lack of funding
Replacement line from Hunter Street to Turin Road				X	Lack of funding
Replacement line from Turin Road to Hunter to Water Tank				X	Lack of funding
Replacement line from water tank to main street in Sharpsburg				X	Lack of funding

Upgrade and improve storm water sewer system. Need engineering survey of culvert replacement			X		Lack of funding
Continue to meet state solid waste reduction goal			X		As value of recyclable materials dropped the project became too expensive for the county to participate in.
Feasibility study on rehabilitation of Walter B. Hill School building for a community center.	X				
First Phase of restoration of Walter B. Hill technical school	X				
Adopt Southern Building Code.	X				
Assess feasibility of contracting with County to enforce Southern Building Code	X				
Update Zoning Ordinance Included in amendments: address mineral resource development procedures, and penalty clauses.	X				
Assess dilapidated structures for threat to public safety.			X		Postponed as a low funding priority
Amend subdivision regulations		X			
Amend Zoning ordinance to include density restrictions and/or wastewater package plants for new subdivisions.		X			
Amend zoning ordinance to include wetlands protection as part of the permit review		X			
Amend zoning ordinance to include ground water recharge protection by June 30, 1999	X				
Enforce Zoning Ordinance		X			
Hire part time water superintendent/public works director.				X	Lack of funding

Clean water tank and paint interior.	X				
Formalize agreement with county for emergency water supply	X				
Continue to meet state 25% water reduction goal		X			