Slide 1

USING YOUR PLAN EFFECTIVELY
Community Planning Institute
February 28, 2015

Slide 2

Connect the Land Use Plan to the Zoning Ordinance

- Formally incorporate the comprehensive plan and evaluation of land use pattern into the land use decision making process.

Slide 3

Coweta County Zoning and Development Ordinance; Article 29. Amendments and Conceptual; Section 294. Standards of Review (1-14)

1. The existing land use pattern
2. The possible creation of an isolated district unrelated to adjacent and nearby districts;
3. The population density pattern and possible increase or overtaxing of the load on public facilities including but not limited to schools, utilities, and streets;
4. The cost to the county and other governmental entities in providing, improving, increasing, or maintaining public utilities, streets, and other public safety measures;
5. The possible impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality and water quantity;
6. Whether the proposed zoning map amendment would have an adverse impact on the value, use, enjoyment, or potential development of adjacent property;
7. Whether the proposed zoning map amendment would have a detrimental impact on the use of the property under existing regulations;
8. The aesthetic effects of existing and future use of the property as it relates to the surrounding area;
9. The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;
10. The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of those zoning regulations;
11. Whether the proposed zoning map amendment is consistent or inconsistent with the county’s comprehensive land use plan and the county’s development goals and objectives.
Establish a Defensible Direction

- Community Vision
- Regulatory Options Consistent with the Vision

2026 Comprehensive Plan
Sewer Feasibility Study
Growth Management Tools
Comprehensive Transportation Plan

Coweta County will foster a New Frontier of rural character. This county will consistently sustain and improve the quality of life by continuously planning for careful growth with the participation of citizens, private industry, and government. The resulting community will provide a uniquely historic sense of place that nurtures family and cultural values, commerce, education, and preservation of green space.
Community Vision.

- **Preserve Natural Resources**: Tree cover, prime agricultural land, and water quality.
- **Improve Transportation**: Focus county investments to areas that are facing significant growth.
- **Bring Jobs to Coweta**: Improve the ratio of jobs to housing and the balance of county costs and revenues; encourage growth of clean industry and quality services.
- **Preserve our Sense of Place**: Preserve the rural character associated with Coweta County.
- **Plan Growth**: Support planning and development procedures that can be managed efficiently by an appropriately sized, responsive staff.

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Moratorium; Plan and Tool Development

- Moratorium on Commercial Development: July 7, 2005
- Strategic Framework Working Plan: December 23, 2005
- Moratorium on Residential Subdivision Development: September 7, 2006
- Coweta County Joint Comprehensive Transportation Plan 2040: May 23, 2006
- Coweta County Comprehensive Land Use Plan 2006-2026: October 17, 2006
- Future Wastewater Treatment Strategy: October 17, 2006
- Stormwater Master Plan: April 17, 2007
- Zoning and Development Ordinance Amendments: Effective May 2, 2007
- Moratorium Ends for Commercial and Residential Subdivision Development: May 7, 2007
- Zoning Map Amended and Effective: May 10, 2007
- Zoning and Development Ordinance Amendments to include Article 6, Section 69.8: May 10, 2007
Plan Implementation Tools

April 17, 2007

Article 1. RC - Rural Conservation District
Article 8. RI - Single Family Residential, 1600 sq ft Min.
Article 11. VC Village Centers Development and Design Guidelines
Article 13. VC Village Centers Ordinance and Design Guidelines
Article 16. C-MU Commercial Mixed Use Employment Center Supporting District
Article 17. C-LS Limited Services Corridor District
Article 24. Development Regulations
Article 25A. Tree Preservation Ordinance

May 10, 2007

Article 6. Exceptions and Modifications; Section 69.8 Decentralized Wastewater Treatment Network Systems

Slide 11

Get Ready, Get Set.....

Slide 12

New Single Family Housing Norms
Unincorporated Cuyahoga County
- Net development acreage \( \times 0.5 \) units per acre = base density yield
- Lot size: One acre
- 35% Open Space
- Rural Design Open Space must average 125' in depth
Going Forward to 2036

- Assessment
- Fine Tuning
- Balanced, Compact Growth