



PlanFirst

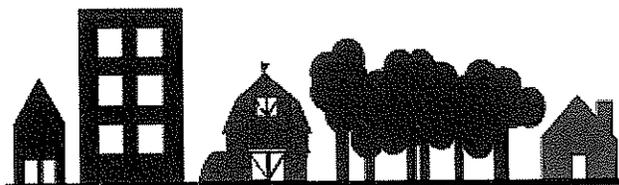
Introduction: *The Department of Community Affairs' PlanFirst Program rewards local governments that clearly demonstrate success with implementing their local comprehensive plan. To apply for PlanFirst designation, a local government must have Qualified Local Government certification and be current on required reporting to DCA (to check status for both, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>). To be selected for PlanFirst designation, a multi-agency review panel will evaluate a number of indicators of community success with plan implementation. All of these indicators are equally important, but size of the community is taken into consideration in the evaluation so that communities of various sizes are equally competitive for PlanFirst designation.*

Instructions: *Please answer all the following questions, attaching additional pages where necessary. Attach letters of support or other evidence of local commitment to successfully participate in this program if selected. Total application length, including support letters, must not exceed 20 pages.*

- 1. Applicant Government Coweta County
- 2. Address 22 East Broad Street, Newnan, GA 30263
- 3. Contact Person Robert L. Tolleson
- 4. Telephone 770-254-2635
- 5. E-mail rtolleson@coweta.ga.us
- 6. Application prepared by Sandra R. Parker

I, the undersigned authorized representative of the applicant, certify that to the best of my knowledge the information in this application is true and correct.

- 7. Official Signature 
- 8. Date May 14, 2014
- 9. Name (please print) Robert L. Tolleson
- 10. Title Planning and Development Division Director





May 9, 2014

Gretchen Corbin, Commissioner
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, GA 30329-2231

Dear Commissioner Corbin:

On behalf of the Coweta County Development Authority, I am writing in support of Coweta County's application for the PlanFirst Program.

We are very fortunate to have an excellent staff at Coweta County Planning & Zoning that has effectively involved the local community in preparing and implementing Coweta County's Comprehensive Plan.

As we look to the future, Coweta County's inclusion in the PlanFirst Program would greatly enhance our economic development efforts. As you know, Coweta County owns no industrial property. Therefore, it is incumbent upon us to work effectively with both public and private partners to help support and enhance our economic development activities.

Project activity is back to pre-recession levels, and we are very optimistic about the future. We currently have a number of excellent projects in our pipeline and are working with our partners at GDECD and at our statewide utilities to help promote a positive decision for Coweta County and for Georgia.

The PlanFirst program, with the ability for Coweta County to earn bonus points for DCA programs like the Employment Incentive Program, would greatly enhance our ability to attract new industries and to help existing industries grow and succeed.

Thank you for all you do for the people of Georgia and for your continued support and leadership at the Georgia Department of Community Affairs.

100 International Park • Newnan, GA 30265
770-304-1777 • www.developcoweta.com

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May 9, 2014

If I can provide any additional information in support of Coweta County's application, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Wright". The signature is stylized with a large initial "G" and a long horizontal stroke.

Greg Wright
President



May 9, 2014

Gretchen Corbin, Commissioner
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231

Dear Commissioner Corbin,

On behalf of the Coweta County Water & Sewerage Authority "The Authority", I am writing to support the PlanFirst Program application for Coweta County. We are included in Coweta County's Comprehensive Plan, and have benefited from a Community Development Block Grant.

The Community Development Block Grant has benefitted our East Newnan community in regards to a much needed sewer infrastructure upgrade. The infrastructure improvements to the East Newnan community benefited 333 residents, of which 324 are classified as low to moderate-income residents. This twelve month project is scheduled for completion at this end of this month (May, 2014).

As we focus on the Work Program of the Coweta County Comprehensive Plan, Coweta County's inclusion in the PlanFirst Program will continue to have a positive and direct impact on these targeted areas of our community. "The Authority" strives to partner with private and public entities to benefit these low income communities. Therefore, it is our goal to maintain a consistent coordination with the planning efforts of our county and service providers.

"The Authority" has already identified another community within Coweta County that can benefit from the PlanFirst Program. Upon approval of the PlanFirst Program application and the receipt of a Community Development Block Grant, "The Authority" plans to budget the required percentage of matching funds needed to address sewer infrastructure opportunities in the Arnco Village and Sargent Village of our community.

I want to personally "thank you" for all you do for the people and communities of Georgia, and for your continued support and leadership at the Georgia Department of Community Affairs.

Please feel free to contact me if you have any questions, or if you need any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay C. Boren", is written over a light blue horizontal line.

Jay C. Boren
CFO

545 Corinth Road, Newnan, GA 30263

(770) 254-3710 / (770) 683-6441 fax

Indicator	Explanation
a. We have a good track record with maintaining our Qualified Local Government status and submitting required reports to DCA.	Coweta County, Georgia is a Qualified Local Government and has maintained this status from the inception of the program. Until 2007, Coweta was on the five-year Short Term Work Program (STWP) update track. The Comprehensive Plan was amended in 2007 to include a Capital Improvements Element (CIE); and thereafter, Coweta’s CIE/STWP has been updated annually.
Goals	
b. The Goals (or Vision) section of our comprehensive plan is supported by the community and its leadership.	<p><u>COMMUNITY SUPPORT THEN:</u> Public participation in development of the plan update was sustained over a 9 month period (February 2005-October 2005) by scheduling milestone events throughout that period and because of the leadership and support of the Coweta County Board of Commissioners, the local development community, the local newspaper (legal organ) and other established community communications networks maintained by the Chamber of Commerce, Coweta County School System, and civic and neighborhood associations. The depth of involvement is developed in item k. The strength and endurance of the community commitment to involvement in the planning process can also be attributed to pent-up concern over such issues as transportation and housing. The County leadership at the time understood this and was at the forefront in design of a community participation program and ordinance development program that were coordinated and offered many opportunities for Coweta residents and business owners to give in-pu and be part of the formulation of a growth strategy for the community.</p> <p>In addition to the participation opportunities afforded through open comprehensive plan update meetings, ten citizens, known as the Citizens’ Advisory Committee (CAC), were appointed by the County Commissioners and asked to act as citizen representatives for the Comprehensive Planning process. The CAC’s role included advising on the public involvement process, attending workshops, and crafting a County-wide vision statement. The CAC met in June 2005 to discuss the results of the Visioning Workshops held from February through May 2005 and to craft the Draft Vision Statement for the County; which was adopted by the Board of Commissioners on July 7, 2005. The final public open house was held October 5, 2005 and was attended by approximately 200 citizens. At this meeting a strategic framework for managing anticipated growth was derived from public reaction to development patterns projected for four growth scenarios and presented by the consultants. The “Village Centers” scenario was preferred.</p> <p>On January 19, 2006, the Board of Commissioners directed staff to proceed with the task of developing the tools necessary to implement the growth framework supported by the community visioning process. Several CAC members continued to meet with the consultant and the county project management team in meetings to build content for elements of the plan they considered critical to achieving the Vision. These included involvement in meetings concerning the Future Wastewater Treatment Plan, the Transportation Plan, and the development of the Village Centers Ordinance.</p>

	<p>The Vision of the Comprehensive Plan is integrated into the Comprehensive Transportation Plan and the Future Wastewater Treatment Plan that were undertaken parallel with the development of the Comprehensive Plan. The public process described in item k. is the foundation for these three plans.</p> <p>The level of commitment of elected leadership to plan implementation continued through 2007 with the evaluation and adoption of tools needed to implement the land use strategy.</p> <p><u>COMMUNITY SUPPORT NOW:</u> Seven years later, the commitment of the elected leadership “to develop a plan that best manages the anticipated growth in the community” continues. A strong commitment to plan implementation and transparency in government operations and service is supported through frequent communication via social media and televised meetings. The county Facebook page and Twitter dialog, online in 2010, posts a variety of public interest notices and updates and has developed a following of 1,300. Citizens can watch Commission meetings on local access cable; and in 2014, online streaming became possible with archived video of Commission meetings, including public hearings, also available online.</p>
<p>c. The Goals are both ambitious and achievable for the community.</p>	<p>In 2005, citizens wanted the ultimate outcome of the community planning process to result in the development of “a plan that best manages the anticipated growth in the community.” Under this overarching goal seven major goals form the “Community Agenda”, reflecting citizen concerns and the character of the community that they hope for in 2026. The following explanation highlights challenges faced with implementation of these goals and significant advances toward their achievement:</p> <p><i>Preserve valued elements of community character and create a better sense of place.</i> Frequently listed elements of community character that people value included rural landscapes, trees, wildlife, historical buildings, safety and a sense of community. In 2006, during the development of plan implementation tools, an intense series of work sessions with residential and commercial developers and engineers doing business in Coweta took place. The resulting ordinances added residential, commercial, and mixed use development options that correspond with Future Development Map character areas. Tool development began in January 2006 and resulted in the adoption of eight (8) ordinances and a Community Greenway Master Plan. The Transportation Plan was adopted in May 2006, the Future Wastewater Treatment Strategy, Community Agenda and Future Development Map were adopted in October 2006 and implementation tools were approved, adopted, and in force on May 7, 2007. Tools were designed to: preserve open space on large lots or surround clustered residential lots with open space in the Rural Conservation character area; encourage neo-traditional subdivision development on sewer in the Infill Neighborhood character area (low and medium density); encourage districts where a mix of residential and commercial uses can locate in urbanizing areas of the county; encourage the redevelopment of existing mill villages and the development</p>

of crossroads communities; guide the transition from residential to non-residential land use on specific segments of high volume roadways; preserve tree canopy on development sites; and the subdivision regulations and site development regulations were incorporated into the Zoning and Development Ordinance organizing development regulations into one document.

Improve the existing transportation system and prepare for anticipated growth.

Frequently listed transportation needs included reducing congestion on routes leading to interchanges, increasing east/west connectivity, transit and bike lanes. The Comprehensive Transportation Plan adopted in 2006 and the recent 2014 update, support the county's land use plan by concentrating transportation capacity projects within the area of the Future Development Map known as the Infill Neighborhood Character Area. This is expected to be the area of highest growth in Coweta over the planning period and beyond because within this character area are the largest city, Newnan; the municipalities of Sharpsburg and Turin; the largest industrial areas in the unincorporated county; eleven developing community crossroads; and three mill villages. Two north/south routes were opened and a heavily traveled east/west route (Lower Fayetteville Road) was widened improving circulation between residential areas and the County's central interstate interchange and commercial corridor. Two I-85 interchange ramps were redesigned to improve traffic distribution and flow off of and onto the interstate. There is strong community support for staying ahead of congestion and preparing for growth as evidenced by the recent renewal of the SPLOST (2012) of which 83% is dedicated to funding capital transportation projects. In 2006 and 2007, during robust economic conditions, the Impact Fee Program contributed substantially to funding engineering and right-of-way acquisition for the I-85/Poplar Road Interchange. A growth management strategy that encourages 60% of anticipated growth to take place in the Infill Neighborhood character area will enhance efficient operation of the County's 5311 Transit program in operation since 2009 and will increase feasibility for the construction of bike lanes and bike paths.

Effectively compete for appropriate high-quality businesses with incentives, quality of life, education, culture, executive housing, healthcare and recreational and retail facilities to attract a diverse group of employers.

Options for higher education and opportunity for Coweta's young professional generations to find career paths closer to home were frequently voiced at community visioning meetings. A welcoming business climate begins by establishing a clear path of entry into your community. The Coweta County Development Authority is recognized as the primary economic development entity in the county whose top priorities are recruitment and support to existing industry. Essential to recruitment efforts are education and healthcare. In 2011, investments were made for six medical industry sites locating in Coweta; in May 2013, Piedmont Newnan Hospital opened its newest state-of-the-art critical care hospital; and in

August 2013, the newest campus of West Georgia Technical College opened. Their locations within the Coweta Gateway character area along I-85 South impart to the traveling public Coweta's commitment to supporting business growth and becoming a regional center for healthcare. Central Charter School, a state wide model, offers a dual enrollment program that allows students to complete high school and earn college level credit as well. In partnership with local business and industry, the program prepares students for success in today's global economy. When it comes to dual enrolment, Coweta County students are at the top of national rankings.

To provide a variety of housing choices to suit the changing needs and lifestyles of County residents. Housing options that supported life cycle needs were values stated during the visioning meetings. Within Coweta, existing and future residents can choose from an array of housing options that include urban, suburban, and rural settings and densities; in the form of estate living, farmsteads, single family detached subdivisions, townhomes, apartments, nursing care, and continuum of care facilities. In 2011, Coweta was named "Best Affordable Place in Georgia" by Bloomberg Businessweek. Executive housing and life cycle housing options are gradually expanding. The 2013 addition of the Residential Retirement Community and Care District ordinance has opened options for smaller house size and lots for seniors when public or decentralized sewer is provided. Three projects have been approved with the potential to add around 400 units to the housing stock.

Preserve/conserve greenspace, open space, and natural resources. Frequently stated at the visioning meetings were concerns for tree preservation, and preservation of natural resources and greenspace. The County has over 400 square miles of unincorporated area to serve and protect around-the-clock, 60% of which is rural forested or agricultural area. This is achievable through cooperative relationships with property owners and partners such as the UGA County Extension Agency, Georgia Environmental Health Management, and agreements with municipalities within the county. The County enforces ordinances requiring stream buffers and impervious surface setbacks in water supply watersheds, protection of stream and river corridor habitat enforcement of erosion and sedimentation control. The County is a member of the Metropolitan North Georgia Water Planning District (MNGWPD), has adopted the District's Storm Water Management Manual, and as a local issuing authority enforces erosion and sedimentation control on development projects in Coweta.

In 2012, Coweta earned the designation of *Water First Community*. Coweta is also a model within the MNGWPD for its educational program. The Coweta Water Education Team (CWET) is composed of members of the Coweta County School System, Coweta Water and Sewer Authority, Newnan Utilities, Coweta County Stormwater Department, Coweta County Extension Service, Keep Newnan Beautiful, and several local industries (Cargill and Yamaha). Its purpose is to provide water conservation, supply, and pollution

education to local youth through the School System. Funding is provided through grants from local industry. Annual events include water conservation video/essay contests; 4th grade water treatment plant field trip (tour, water conservation education, fire department touch-a-truck, lunch and a goodie bag provided with donation of items from the agencies listed above; and the Coweta County Science teacher annual training event. This event draws teachers from all over the County and provides them with the curriculum and training to place water conservation/pollution education into their Georgia CRCT standards, lunch is provided by local industry, along with goodie bags to get the new school year started (paper towels, dry erase markers, pads, paper, pens, pencils, gift cards to Target, Walmart, Starbucks, etc.) and one teacher leaves with the ultimate prize of an iPad, all sponsored by local industry grants.

Coweta is also a member and participant in the Atlanta Metro Area Clean Air Campaign and continues to support the regional GRTA Xpress Bus Program, which began operations in Coweta in 2004. The GRTA Xpress ridership has increased from 101,176 in 2009 to 142,498 in 2012.

The county Tree Preservation Ordinance helps protect specimen trees on development sites and subdivision regulations provide density incentives for donation of greenway corridor where the project frontage coincides with the routes on the Coweta County Greenway Master Plan. Open space is captured and preserved through a variety of residential subdivision types ranging from large lot developments (2 acres and larger) to clustered neighborhoods surrounded by open space.

Coweta County needs an adequate, sustainable, attractive, and efficiently managed network of facilities and infrastructure that will accommodate the present population, support continued growth, preserve the County's natural environment, and promote desired patterns of development.

Community visioning participants wanted government to create more parks, walking trails, protect historic resources, and maintain a safe environment. Maintaining modern and efficient community facilities reduces overhead and is a priority for Coweta County voters. SPLOST has been used to restore the "Jewel of Coweta", the 1904 Historic County Courthouse, where Probate Court and the Coweta County Convention and Visitors Center are centrally located within the county. The renovated building is a brilliant example of Neoclassical Revival architecture and is on the National Register of Historic Places. In 2007/8 several new facilities came online: Central Library, the Welcome Community Center serving the western side of the county and home to the county's third Senior Citizen's Program, renovation of a facility housing Records Retention and Emergency Management 911 Call Center, and a new building for the County Extension Service/4-H which is a very active organization in Coweta. Coweta County Prison was named Facility of the Year by the Georgia Department of Corrections. The Coweta County Sheriff's Office was named #1 Agency in Georgia by the Governor's Office of

Highway Safety and the #1 Agency in the nation for traffic safety initiatives. The Coweta County Environmental Management Department recycled 2.5 million pounds of refuse, keeping it out of the landfill. In 2009, the county completed replacement of the bridge at Canongate and Persimmon Creek; completed nineteen miles of Full Depth Reclamation and received a national award for environmental sustainability; completed safety improvements at the intersection of Raymond Hill/Major/Shaw/Fischer Roads and at the intersection of SR 54 and Stewart/Reese Roads; partnered with the State of Georgia to improve the entrance road to Chattahoochee Bend State Park; completed a new sheriff's precinct at the airport; purchased fire trucks and refurbished Fire Station #3; completed renovations to Grantville's Post Street Park; and the Water and Sewer Department completed capacity expansion of the Shenandoah Wastewater Treatment Plant . **In 2010**, the County completed the Grantville Library, two new fire stations, new taxiway at the Coweta Airport, installed a 700 mhz radio system to improve public safety communication, the Fire Department purchased 9 new fire vehicles, 3 aerial trucks, 4 new fire engines, a brush truck, a heavy rescue truck, and completed the Corinth Road Fire Station, added a new swift water rescue boat and assembled a swift water team. The Recreation Department upgraded 3 ball field parks, improved for public access the Riverview Park at the Chattahoochee River, and began master planning for the Madras Ballfield Complex. Three bridges were improved, airport taxiway was rehabbed, multi-family development standards were created and adopted, fee structure for Conditional Use and Zoning permits was studied resulting in minor increases, the Zoning Map was completely digitized, and all zoning, variance, conditional and special use permit cases were scanned and an electronic database established. **In 2011**, the Senoia Library branch was completed, the Chattahoochee Bend State Park opened with substantial help from Coweta County, an assessment of target industries was completed, replaced bridges on Luther Bailey Road over Double Branch, at Moore Road over White Oak Tributary, and replaced a culvert at Martin Mill Road over Little White Oak Creek, completed east connector taxi-ways at the airport, and implemented new program for easy citizen access to commission meeting minutes, zoning documents, and development review documents. **In 2012**, the Code Enforcement program was integrated into the Building Department, completed intersection improvements at SR 154 and Lower Fayetteville Road, completed the master plan for Central Soccer Fields, the Sheriff's Investigation Division was expanded at the County Jail, Fire Stations # 2 & #11 were refurbished and a Haz Mat Truck was purchased with Impact Fees, upgrades were completed to the Shenandoah Waste Water Treatment Plant allowing sale of highly treated wastewater for landscape watering, Impact Fees were lowered in the interest of alleviating the cost of economic development, and the Federal Emergency Management Agency and Insurance Services Office recognized the Development and Engineering Department for Floodplain Management Activities allowing property owners with flood insurance to receive a 10% discount on policy premiums. **In 2013** the Brown's Mill Battlefield Historic Site opened a new trails facility – the first in the Coweta County Greenway Master Plan, the Andrew Bailey

	<p>Ballfields were completed, the Fire Department refurbished Fire Station # 5 and completed the new Fire Station # 6 in Madras, the bridge at Lower Fayetteville Road over Caney Creek was improved, and intersections at SR 154 @ Hammock Rod, US 29 @ Hal Jones/Greentop Roads, and SR 16 @ Macedonia Road were all improved. Many projects planned for 2013 had to be delayed or dropped until they can be reinstated as the economy continues to recover.</p>
<p>d. The Goals steer local decision-making on a continuous basis.</p>	<p>Advancement of goals is achieved through rezoning decision-making, new regulations adopted to support the plan, and the siting of public facilities. (1) Each application for a rezoning or conditional use permit is reviewed against 14 standards which include consistency with the comprehensive plan, development goals, and development pattern. Permits for by-right development must meet standards of site development and building codes that are in place to advance safety in the built environment, aesthetic treatment of sites to maintain property values, and to build an efficient and safe traffic circulation system for vehicles and pedestrians. (2) Coweta has 18 crossroads communities. Whenever possible, government facilities such as transportation improvements, libraries, schools, patrol precinct offices, recreation and community centers, fire stations, and post offices are located in or close to these central places. In so doing, other private businesses have collocated at these places advancing goals of the comprehensive plan.</p>
<p>e. Consistent progress is being made at achieving the goals.</p>	<p>Chapter VII. Implementation Program, of the Comprehensive Plan, set forth 305 goal implementation strategies. Since 2007, the county has accomplished 70% of the implementation strategies given in Chapter VII; has partially addressed 23%; and has not addressed 7%. While strong commercial and residential development continued (2007-2009), the Capital Improvement Program was advanced using Impact Fees and other sources of funding, and included the purchase of heavy vehicles for the Fire Department, recreational ball fields, improvements to the County Jail, and the concept and design/engineering for a new interchange at I-85 and Poplar Road.</p>
<p>Leadership</p>	
<p>f. We have effective planning staff or another suitable arrangement for handling community planning matters.</p>	<p>The process of providing community planning services can begin on the telephone, the county web site by downloading an application for a permit or rezoning, and at physical locations. Staffing is trained, and in some cases cross-trained, for the following Planning and Development Division activities: Plan Review and permitting, Zoning Review, Zoning Appeals, Zoning Map Updates, Tree Preservation Enforcement, Sign Permitting and Enforcement, Streetlight Review, Manufactured Home Compatibility Permitting, Comprehensive and Strategic Planning, Census Tracking, Business License Permitting, and Building Code Permitting and Enforcement.</p> <p>Customer service is paramount and is instilled by example into staff interaction with individuals and business customers. In most cases, customer care facilitates opportunity to communicate comprehensive planning goals and to work with customers toward win-win outcomes for private as well as community goals.</p>

	<p>The initiative “Re-engineering Coweta County Government” began in 2007 and resulted in consolidation of activities to increase administrative efficiency and public access to needed services relating to comprehensive planning issues and goals: relating to transportation (Engineering and Transportation Planning Division); Planning, Zoning, Development Review, Business License, and the Building Department (Planning and Development Division); and personnel, community outreach and government information (Community Relations).</p>
<p>g. We have an active planning commission or similar body to steer local planning decisions.</p>	<p>The Coweta County Board of Commissioners is the decision-making body for planning related activities and meets twice monthly to handle county business.</p> 
<p>h. We have a regular local plan effectiveness evaluation process (such as annual planning retreats of elected leadership).</p>	<p>Annually, all Coweta County departments with work items in the Short Term Work Program review their progress of implementation when the Report of Accomplishments is prepared.</p>
<p>i. All local officials (both elected and appointed) involved in local planning processes have recently attended training in how to use the plan effectively. Please indicate what trainings and the date(s) attended.</p>	<p>Carl Vinson Institute of Government (elected officials)</p> <ul style="list-style-type: none"> Crisis Management 4/11/2014 Ethics 4/12/2014 Human Resources 4/11/2014 Advanced Financial Management 1/13/2014 Global Commerce 2/3/2014 Understanding Economic Development Assets 4/12/2014 Land Use & Planning 3/13/2014 <p>American Planning Association National Conference (appointed staff)</p> <ul style="list-style-type: none"> Getting What You Want From Zoning 4/29/14 Exploratory Scenario Planning 4/29/14 Making Space for Food Trucks 4/27/14 What are Costs to Serve Development 4/27/14 Big Art Big Impact 4/26/14 The U.S. Manufacturing Renaissance 4/26/14 Partnering for Airport Land-Use Compatibility 4/26/14 
<p>j. Provide up to ten of your best recent examples where the plan steered a key local decision.</p>	<p>(1) Rural Design Open Space is a concept developed to preserve rural character by setting the average depth of frontage open space in a conservation subdivision. Depth of frontage open space is dependent upon the type of conservation subdivision selected and establishes an average depth of 125 feet to 175 feet from the right-of-way. Please see example in photo A.</p> <p>(2) Decentralized Wastewater Treatment System Ordinance was adopted to promote clustering of lots in conservation subdivisions and the preservation of 50% or more of the development tract as open space. Prior to the recession, the county was reviewing four conservation subdivisions each over 200 lots – one was a DRI. The ability to cluster lots on a decentralized system reduced the cost of site prep, and road building, and ultimately county road maintenance for that development.</p> <p>(3) Residential Retirement and Care zoning district was adopted to promote</p>

	<p>the development of lifecycle housing options in Coweta. Since adoption in 2013, three applications have been filed marking the perceived need for this type of housing.</p> <p>(4) Rural Conservation Special Use Permit (RCSUP) for Special Events while maintaining rural character passed in 2011 as an economic development option for this district. Five approved to date.</p> <p>(5) Impact Fee Ordinance was generally supported by the community and was adopted in April 2006. The program advanced level of service goals as population continued to grow. However, the program was adjusted in 2010 and again in 2014 in the hope that temporarily easing this cost would spur development activity.</p> <p>(6) Implementation of the Future Wastewater Treatment Plan by extending sewer service to Thomas Crossroads businesses and businesses along SR 34 East.</p> <p>(7) Implementation of a Tree Preservation Ordinance to protect trees on residential and commercial development sites.</p>
Participation	
<p>k. Our comprehensive plan was prepared with multiple community input opportunities.</p>	<p>To promote public involvement, an aggressive public outreach effort was made through newspaper ads, newspaper articles, posters, emails, and a project website. Several agencies in the County supported the notification effort. These included the Coweta County Information Office, the Coweta County School System Information Officer, Charter Communications, Newnan Utilities Community Cable Access, and the Newnan-Coweta Chamber of Commerce. The schedule of Community Visioning Workshops and survey access information was posted on the school system and County web pages, and it was circulated in both employee newsletters. Cable access programs (three separate sessions) featured Planning Department personnel and consultants who discussed the Public Participation Program, as well as the planning update process.</p> <p>The members of the Chamber of Commerce Marketing Committee contributed their expertise toward developing a campaign slogan “Be Something Different” and marketing plan to promote the Public Participation Program. The Board of Commissioners adopted the slogan for use on all banners, the surveys, and materials used during the plan update process. The Chamber of Commerce featured County activities (planning and general government) at two of their Early Bird Breakfasts and purchased full-page newspaper ads (twice) to publicize the importance of community involvement in the program. The Community Visioning meeting schedule, survey distribution locations, and online access were announced at public meetings and were released to the local newspapers. The Newnan Times-Herald provided consistent coverage of the community visioning meetings and published several editorials and letters to the editor on the subject of growth and development in Coweta.</p> <p>From February to May 2005, 12 visioning workshops were held at schools and community centers around the County. The various locations and dates</p>

gave residents several opportunities to give their input on the future of Coweta County. The number of meetings scheduled was for the convenience of the citizens. The input from the meetings was used in both the Comprehensive Land Use Plan and the Comprehensive Transportation Plan. Approximately 535 participants attended the workshops.

The 12th and final meeting, held on May 5, 2005, was structured to discuss with the participating citizens, the five major goals and to develop opportunities and strategies to achieve them. Through these discussions, one overarching goal emerged: "To develop a plan that best manages the anticipated growth in the community." Under this goal, 5 other major goals for the community emerged: (1) Preserve/conservate greenspace, open space, and natural resources; (2) Improve the existing transportation system and prepare for anticipated growth; (3) Effectively promote appropriate economic development; (4) Preserve valued elements of community character and create a better sense of place; and (5) Improve the planning and development process.

While the visioning workshops were being held, the County and the Chamber of Commerce circulated a community survey that yielded over 5,000 responses. The survey was packaged in post-paid return envelopes and placed at all 14 fire stations, 26 banks, 4 Senior Centers, the City Hall and/or library in each of 7 county municipalities, and in the County offices for planning, auto tag registration, tax commissioner, business license, recreation, water & sewer, and the visitor center.

The paper survey was distributed to all County employees, and employees of the County school system, as well as one local industry. The Chamber of Commerce informed its committee network, membership, and database of community agencies that the survey was available, where to find paper surveys, or how to access the electronic version. In turn, some of its members included the schedule in their own business newsletters. Churches, neighborhood associations, and civic clubs asked for the survey and completed and returned the survey to the Planning Department. Surveys also were distributed from eight day care centers and four retail businesses. The county received over 5,000 responses to the community survey (online and paper returns).

In 2007, the Georgia Planning Association recognized Coweta's program with awards for a Comprehensive Approach to Planning in the areas of commitment to planning and media involvement.

The adoption of an Impact Fee Ordinance was frequently listed at the Comprehensive Plan visioning meetings as a strategy to help new development pay for public facilities as needed. The ordinance became a reality in April 2006 through the efforts of the Impact Fee Advisory Committee which consisted of members of the development community, and County officials facilitated by a consultant. The Comprehensive Plan

	was amended in 2007 to incorporate a Capital Improvements Element and an updated Short Term Work Program.
l. The community input received during plan preparation influenced the content of the plan.	Yes. The goal of the citizen participation program was to establish a two-way communication between the local citizens and their government officials, with the overall goal of better decisions supported by the public. Through the extensive cooperation of the County, Chamber of Commerce, Stakeholders, Citizens’ Advisory Committee, and citizens, a wealth of input was gathered through the visioning Workshops, Open House, work sessions, and committee meetings. The plan is the result of an analysis of the information gathered from this extensive public involvement effort and is reflective of the public’s vision for the future.
m. Our steering committee that guided development of the plan included local leaders and elected officials.	Each commissioner appointed two individuals to represent citizens in their district resulting in a committee of 10. As a committee, the members represented their district and as individuals three were citizen activists, one was a local school system administrator, two were citizen activists in the areas of transportation and economic development, one was a local leader on minority issues, one was a citizen activist in the area of historic preservation, and two were citizen activists in the area of rural preservation. Even after the task of crafting the vision statement was completed, members of the committee continued to be actively involved in review of the evolving plan because of their interest in transportation, sewer, and housing development.
n. we have an active, ongoing, outreach process for soliciting input on planning matters from a broad spectrum of the community, including non-traditional populations, and the resulting input is listened to by community leaders.	<p>The Comprehensive Land Use Plan is posted on the County web site along with the contact information of staff involved in all aspects of planning: zoning, development review, comprehensive planning, and transportation planning. In 2013, Sunshine Review, a national nonprofit organization dedicated to government transparency, gave a Sunny Award to Coweta County for website transparency.</p> <p>Citizens with questions about the Comprehensive Plan and Future Development Map do come into the Planning Department from time to time and their questions and concerns are discussed. Typically, their concerns relate to a personal issue that can be resolved after talking to various personnel in Planning and Zoning.</p> <p>The County maintains a Facebook page and is also on Twitter. Public interaction through social media is managed by the County Community Relations Department and constructive observations/statements are sent up the chain of command.</p> <p>The County Commission Meetings are now streamed on the internet and can be accessed live online or from the meeting archive. Any citizen may participate in a commission meeting by submitting their request to do so at the meeting. At each meeting there is an opportunity for citizens to bring up concerns that may not be on the agenda.</p> <p>A QR Code is placed on all rezoning and conditional use permit public notice signs. Citizens can scan the code to access to online project documentation</p>

	including a complete summary of the application, the staff report, project maps, and an audience participation form.
o. We have active advocates for plan implementation (such as activist citizens, organizations or neighborhood groups) that are listened to by community leaders.	The County Commissioners have from time to time held district meetings for the purpose of presenting and gaining public input on future transportation projects or other projects of interest to their district residents. Although there have been community activist groups advocating against growth, these groups are no longer active. From time to time a citizen has asked for formal clarification of comprehensive planning goals for a specific area of the county, especially when there is a perceived threat that a group or individual may advocate for something other than what the plan sets forth for a particular neighborhood.
Implementation	
p. The Work Program section of our comprehensive plan consists primarily of specific action items that make it clear exactly what we intend to do to implement the plan.	<p>Yes. Work items are classified under 22 headings covering land use, transportation, natural resources, economic development, housing, rural resources, community facilities, and the planning process. Work items relate to the implementation program which recommends specific strategies for achieving plan goals. When included in the Work Program, action items often begin with verbs such as “develop”, “initiate”, “prepare”. The Work Program clearly states who is responsible for the work item, who will fund the item and its estimated cost, and when the work item is expected to get underway.</p> <p>For example, during visioning meetings citizens were concerned about preservation of rural character. In the implementation strategies in Chapter VII under Land Use, six action items are recommended. In the Report of Accomplishments for the year 2007 the County completed the following action items: “ Hire consultant for plan implementation “, “Prepare new conservation subdivision ordinance for Rural Conservation area”, “Prepare typical street cross sections for all rural, suburban, and urban street types that draw from traditional street patterns and widths found in Coweta County”, “Prepare design standards for new development”, “Prepare design guidelines for historic areas”, “Prepare Scenic Corridor Overlay zoning”, Prepare Interstate Gateway Overlay zoning”, and “Prepare Traditional Neighborhood Development zoning”. The Plan was adopted in October 2006, a consultant was on board in January 2007 and in May 2007 the referenced zoning ordinances were adopted to implement the new plan.</p>
q. Our Work Program action items clearly address local needs or Goals identified in the plan.	There are three ways that action items enter the work program: because they are strategies adopted with the 2006-2026 Comprehensive plan, or they are strategies that have been identified since 2006 and are added to the work program during the public annual update process, or they are amended into the work program through a special amendment process and public hearing as provided for in the Rules for Local Government Comprehensive Planning. The original Work Program action items were derived from seven Issues and Opportunities sections in Chapter V. This chapter develops each of the seven overarching goals of the plan which include the five topics that were of most concern to the public found in Chapter III the Public’s Vision for the Future. The “Housing” and “Community Facilities” goals are intrinsic to the achievement of the five elements that surfaced during the visioning

	<p>meetings and so they were added to the set of seven (7) goals. Work items must qualify for the Short Term Work Program by being within the scope of the 2006-2026 Comprehensive Land Use Plan goals and objectives. Local needs and corresponding work program items have not triggered any major updates to the Comprehensive Plan earlier than the scheduled DCA plan certification dates for Coweta.</p>
<p>r. We have a good track record of accomplishing most of the action items included in past plan Work Programs.</p>	<p>Average annual implementation rate since 2007 has been 20% of work program activities. Coweta’s annual implementation rate has ranged from 17% of target year activities to 31%. The work program has ranged between 96 and 157 work items for an implementation year, and accomplished work items for an implementation year have ranged from 17 to 48.</p>
<p>s. Our local capital budget is consistent with, and is designed to implement, the comprehensive plan.</p>	<p>Capital expenditures are projected into the work program; and from time to time the work program has been amended to include capital expenditures that arise unexpectedly. The capital budgets for the Sheriff’s Department, the Fire Department, Transportation, and Recreation are also coordinated with the Capital Improvements Element on an annual basis because of the Impact Fee Program. Capital expenditures projected and unexpected, have been within the scope of the 2006-2026 Comprehensive Plan and have always advanced the objectives of the plan without changing the scope of the plan. This situation may have been different if economic conditions had been robust over the past eight years.</p>
<p>t. Provide up to ten best of your best recent examples of important projects carried out as a result of the plan.</p>	<p>(1)Development of Plan implementation tools: Consolidation of the Subdivision Ordinance and Site Development Ordinance into the Zoning and Development Ordinance; adoption of ordinances designed to promote neo-traditional development, commercial mixed-use districts, village centers, conservation subdivisions with 50% > open space; and a neighborhood institutional corridor zoning ordinance.</p> <p>(2)“ How do we improve the healthcare system?”- Piedmont Newnan Hospital rezoning and support with Poplar Road Interchange initiative. Piedmont opened a new state-of-the-art hospital in May 2013.</p> <p>(3) Recruitment of Health South, a complete care in-patient rehabilitation hospital (\$57 million investment)</p> <p>(4) New Coweta County Health Department; recycling of the old building into the Good Samaritan Clinic.</p> <p>(5) “How do we effectively recruit post-secondary institutions and job-training opportunities?” – West Georgia Technical College opened its doors at its newest campus in Coweta County in August 2013.</p> <p>(6) “How do we improve infrastructure to accommodate future non-residential growth?” – Prepared and adopted a Future Wastewater Treatment Plan consistent with the Future Development Map and economic goals of the Comprehensive Plan.</p> <p>(7) Prepared and adopted the Coweta County Joint Comprehensive Transportation Plan Update in 2014 which plans for a multimodal comprehensive transportation system that improves mobility, connectivity, and safety for the efficient movement of people and goods within and outside of Coweta County through the year 2040.</p>

Photo A

Rural Design Open Space



Requires frontage open space of between 125 feet and 175 feet deep

Allowed uses are entrance landscaping, trails, greenways, parks, barns, pasture, rail or board fencing, specimen tree plantings, groves of trees



Open Space

Open Space

Open Space

Open Space

Open Space