

CITY OF GRANTVILLE 2016 – 2036 COMPREHENSIVE PLAN



**PREPARED FOR:
CITY OF GRANTVILLE
P.O. Box 160 - 123 LAGRANGE STREET
GRANTVILLE, GEORGIA 30220**

**PREPARED BY:
THREE RIVERS REGIONAL COMMISSION
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ADOPTED: November 14, 2016

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September 26, 2016

Three Rivers Regional Commission
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RE: Comprehensive Plan Update Submittal

The City of Grantville has completed an update of its comprehensive plan and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plans covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Brennan Jones, City Engineer at contact 770-688-5148/brennanjones@comcast.net.

Sincerely,



Douglas Jewell
Mayor, City of Grantville

Enclosures

ACKNOWLEDGEMENTS

Three Rivers Regional Commission Planning Staff

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Kimberly Dutton (Franklin Office)
Sam Mukoro, GIS Planner (Griffin Office)

City of Grantville City Council

Honorable Douglas “Doug” Jewell, Mayor
Honorable William Kee, Councilmember
Honorable Ruby Hines, Councilmember
Honorable David Riley, Councilmember
Honorable Leonard Gomez, Councilmember

Steering Committee Members

Brennan D. Jones, P.E., Brennan Jones Engineering Associates, LLC
Al Grieshaber, Jr., City Manager
Honorable Ruby Hines, Councilmember
Brenda Maddox, Planning and Zoning Commission
Marion Cieslik,
Rolf Docterman
David Smith,
Selma Coty, Historical Society

City of Grantville Staff

Al Grieshaber, Jr., City Manager
Brennan D. Jones, P.E., Brennan Jones Engineering Associates, LLC, City Zoning Administrator

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

John Fitzgerald Kennedy



INTRODUCTION

Why Comprehensive Planning? The Georgia General Assembly passed the Georgia Planning Act in 1989 (O.C.G.A. Sections 50-8) creating a coordinated planning program for the State of Georgia. The program enables local governments, such as, the City of Grantville, to effectively plan for its future and to improve communication with its neighboring communities. The City of Grantville intends to use the comprehensive plan as a guide in day-to-day decision-making. This plan's update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Plan.

On March 1, 2014, new rules took effect in which, the City of Grantville is responsible for maintaining its plan that will accurately reflect the current community conditions and the community's goals and priorities for the future. The maintenance of this plan includes amendments and regular updates. The City of Grantville determines when such amendments are necessary to address changing circumstances that may have detracted from the usefulness of the plan as a guide to its local decision-making. In addition, at a minimum, the City of Grantville must prepare and submit five-year updates to this comprehensive plan.

The Georgia Planning Act also requires the City of Grantville to meet certain minimum criteria to maintain its Qualified Local Government (QLG) status, and, thus, be eligible to receive certain state funding. The Comprehensive Plan is a statement of the city's long-range (twenty-year) vision for development and redevelopment. By addressing the entire physical environment of the city and the multitude of functions, policies, and programs that comprise the day to day workings of the city, the plan seeks to guide the what, when, where, why, and how of future physical changes to the built environment.

PURPOSE

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

PROCESS

The City of Grantville Comprehensive Plan is the product of a six-month process utilizing a framework as established by the Planning Act. Community goals were addressed through citizen and government official input, and a revisit of the current community vision for Grantville was devised and amalgamated with minor revisions into the city's vision statement. Building on currently defined maps of the City, a future development map with accompanying narrative was compiled using character areas delineated by the city's stakeholders. Character areas were mapped and defined to meet the land use requirement. In addition, needs and opportunities were also derived during this process. Finally, a community work program was developed by assessing the city's goals for future and current projects for the year's horizon of 2016-2036.

CITIZEN PARTICIPATION

Public participation is an integral part of the Planning Act's process. Public hearings were held in April and August 2016 to inform the local citizens of preparation for the plan and to include their input in the community vision and Character Area/Future Development Map.

The City of Grantville held a Strategic Planning workshop in February 2016 facilitated by Georgia EMC. There were approximately 24 participants including citizens, city staff, business owners and others. The findings and recommendations of the Strategic Planning workshop were included as part of the comprehensive planning process to augment the participation of the steering committee members. Therefore, a considerable amount of citizen input and involvement was utilized in developing the community goals. Refer to Georgia EMC Strategic Planning Workshop Final Report in the appendix on page 91-95.



LOCATION

Grantville, Georgia, is a small rural incorporated city located along the southern border of Coweta County, with Interstate 85 as part of its limits in the East, and which is in the west-central section of the Georgia Piedmont. It is approximately 48.0 miles from Atlanta via Interstate 85 South with a population of 1,309.

ENVIRONMENTAL CRITERIA

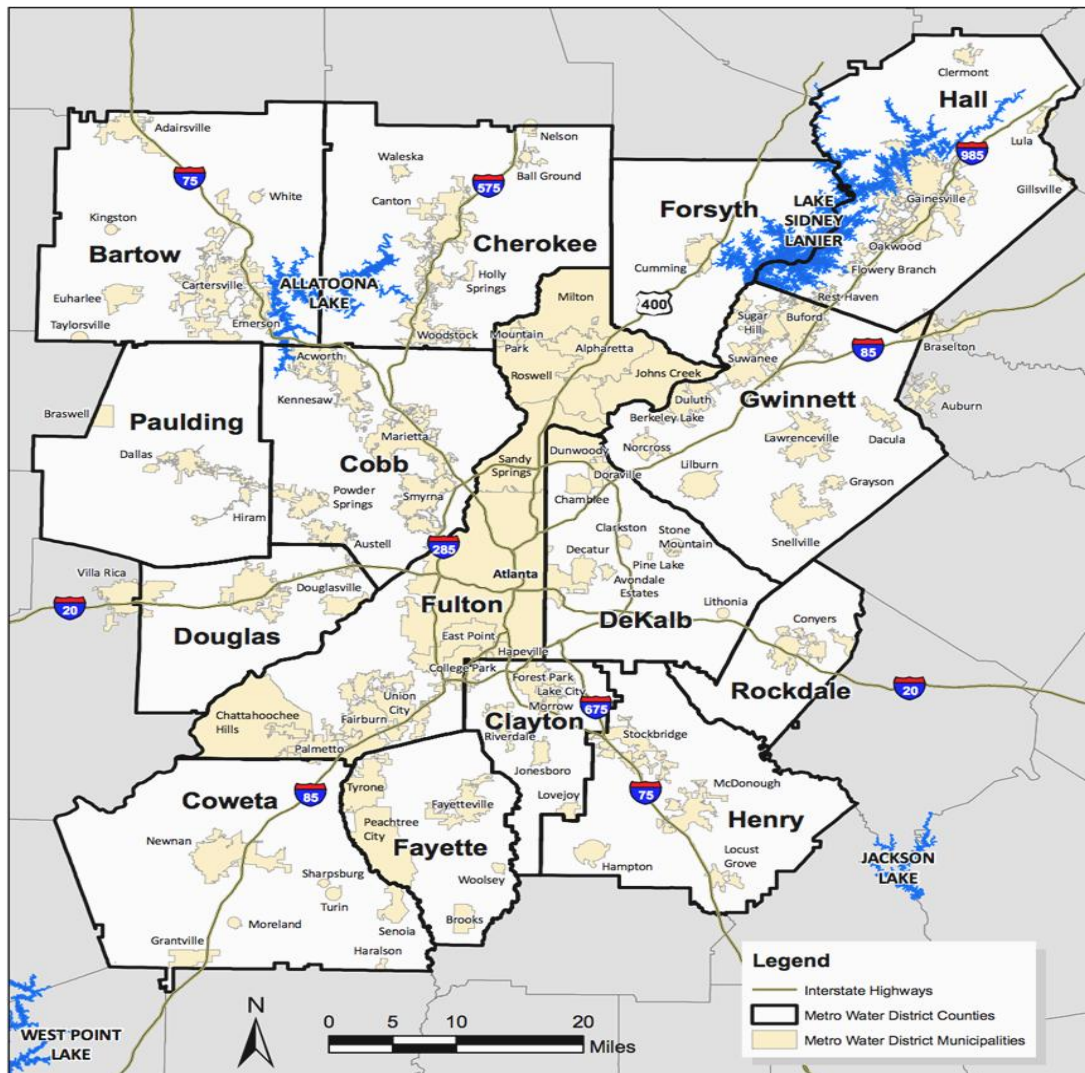
Environmental Criteria Chapter 391-3-16, Rules for Environmental Planning Criteria

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains, the latter not quite applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act. The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some uses may be grandfathered such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utility placements, special forestry or agricultural services. The Environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors which shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations. Coweta County is part of the Metropolitan North Georgia Water Planning District Watershed Management Plan which was developed as part of the State Water Plan amendment August 28, 2013. As such the City of Grantville does fall into that jurisdiction and will adhere to all the requirements and regulations governing the requirements for protection of water supply watersheds, groundwater recharge areas, wetlands and river corridor protection. These Rules for Environmental Planning were considered when developing the comprehensive plan update for the City of Grantville.

REGIONAL WATER PLAN

Coweta County is part of the Metropolitan North Georgia Water Planning District Watershed Management Plan which was developed as part of the State Water Plan amendment August 28, 2013. As such the City of Grantville falls under that jurisdiction and will adhere to all the requirements and regulations governing thereof.

FIGURE—MAP 1



**TABLE 1
PROJECT STAFF MEMBERS**

Name	Organization
James A. Abraham, Sr., Planner & Project Manager	Three Rivers Regional Commission, (Griffin Office)
Paul Jarrell, Planner	Three Rivers Regional Commission, (Franklin Office)

**TABLE 2
2016-2036 GRANTVILLE COMPREHENSIVE PLAN
STAKEHOLDERS STEERING COMMITTEE MEMBERS**

City of Grantville Steering Committee Members	Organization
Al Grieshaber, Jr	City of Grantville, City Manager/Local Economic Development Practitioner
Honorable Ruby Hines	Councilmember
Brennan D. Jones, P.E.	City Engineer/Zoning Administrator
Brenda Maddox	Grantville Planning & Zoning Commission
Marion Cieslik	Citizen of Grantville
Rolf Docterman	Citizen of Grantville
David Smith	Representing Grantville Senior Center
Selma Coty	Grantville Historical Preservation Commission



GRANTVILLE VISION STATEMENT

The City of Grantville envisions its small-town character enhanced over the next twenty years. Both the historically significant architectural resources and the beauty of the center of the city distinguish this character. The center of Grantville is a functional area that is the central focus of town; it includes governmental, recreational, and public assembly activities supplemented by small shops and businesses.

The city sees its architectural heritage preserved and the center of Grantville strengthened as the central community focus, along with approaches to traffic-control:

- The street network is a pedestrian-friendly environment with tree-lined streets, attractive signage, and stores in scale with the environs that are close to the street
- A system of sidewalks and trails provides a network within and between neighborhoods, commercial areas, and public facilities
- Substantial open space is preserved supporting small-town character, providing balance to developed areas, and protecting natural resources
- A range of activities for social interaction and services for social needs is provided, with particular emphasis on specific activities for youth and seniors
- Active and passive recreational needs are met for residents of all age groups and physical capabilities
- Superior public education is provided by a diverse educational program
- Housing choices for different types of units are available and affordable for all
- Capitalize on movie industry using downtown area
- Promote festival and (farm to table activities)

LIST OF COMMUNITY GOALS



The purpose of this section is to guide and direct the City of Grantville’s decision-making process for the future of the community as identified in this section and plan.

ECONOMIC PROSPERITY

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

RESOURCE MANAGEMENT

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency (solar) and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

EFFICIENT LAND USE

Promote planned development along major transportation corridors (SR 14/US29), and maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

LOCAL PREPAREDNESS

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

SENSE OF PLACE

Protect and enhance the community's unique qualities. This may be achieved by maintaining and restoration of the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

REGIONAL COOPERATION

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

HOUSING OPTIONS

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

TRANSPORTATION OPTIONS

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by promoting alternatives to transportation by automobile, including walking, cycling, and commuting, i.e. Georgia Regional Transportation Authority (GRTA), Vanpool and Express Bus routes into the City of Grantville or nearby communities, employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

The City of Grantville will support the goals, vision, and implementation of the Coweta County Joint Transportation Plan.

EDUCATIONAL OPPORTUNITIES

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

COMMUNITY HEALTH

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

COMMUNITY POLICIES



The City of Grantville has selected the following community policies to assist local government officials in making decision consistent with achieving the community goals.

DEVELOPMENT PATTERNS

- Our decisions on new development will contribute to, not take away from, our planned community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our gateways and corridors will create a "sense of place" for our community.
- Whenever possible and deemed in the best interest of the community, we will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.

- We are committed to creating safe sidewalks and attractive neighborhoods throughout the community where people have easy access to schools, parks, and necessary services (grocery store, drug store, banks and restaurants) without having to travel by car.
- Creation of recreational facilities and set-aside of greenspace are important to our community.
- We are committed to providing pleasant, accessible, public, gathering places and parks throughout the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community as well as quality new developments.
- We encourage mixed-use developments that are human-scale and less auto-oriented.
- We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.
- We will encourage development of a rational network of commercial nodes (villages or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- We support creation of a community-wide pedestrian/bike path network.
- We will encourage new development that supports and ties in well with planned public transit options in the community.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

RESOURCE CONSERVATION

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will promote enhanced solid waste reduction and recycling initiatives.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

COMMUNITY FACILITIES AND INFRASTRUCTURE

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning to promote more compact urban development.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

SOCIAL AND ECONOMIC DEVELOPMENT

- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining existing neighborhoods and vacant or underutilized sites or buildings.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will stimulate infill housing development in existing neighborhoods.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will encourage development of housing opportunities that enable residents to live close to their place of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence (homeownership).
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

GOVERNMENTAL RELATIONS

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection)
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.
- We will promote and explore the possibility of broadband access to the City of Grantville (Citywide).
- The city shall consider appropriate buffering requirements consistent with the size of any development that abuts areas proposed for unincorporated residential, agricultural and industrial land use.

NEEDS AND OPPORTUNITIES

The following are needs and opportunities that were identified by the City of Grantville's stakeholders and citizens as items that need to be addressed with corresponding implementation measures. In addition, the City of Grantville held a Strategic Planning workshop in February 2016 facilitated by Georgia EMC. There were approximately 24 participants including citizens, city staff, business owners and others. The findings and recommendations of the Strategic Planning workshop were included as part of the comprehensive planning process to augment the participation of the steering committee members. Therefore, a considerable amount of citizen input and involvement was utilized in developing the community goals. Refer to Georgia EMC Strategic Planning Workshop Final Report in the appendix on page 91-95.

ECONOMIC DEVELOPMENT

Needs:

- Recruit and invest in job creation initiatives
- Create employment opportunities
- Encourage retail options city wide
- Major restoration and renovation of downtown buildings
- Update commercial areas within the city to be more aesthetically pleasing
- Attract more businesses

Opportunities:

- Establish an economic development advisory committee
- Downtown has many vacant and under-utilized buildings
- Many downtown buildings are currently in bad condition and in need of repair
- Existing commercial areas within the city are not aesthetically pleasing
- Interstate access offers opportunities for increased economic development and industrial expansion
- The development of Downtown and Redevelopment of the Old Mill Building
- Attract more businesses

HOUSING

Needs:

- Housing options are limited

- The quality of housing in several areas of the city continue to deteriorate due to poor maintenance
- Residential areas need revitalization
- Neighborhoods surrounding downtown needs to be rebuilt

Opportunities:

- To enact and enforce proper codes enforcement regarding the repair and maintenance of housing in the city
- To revitalize the housing areas in the city
- To enact zoning to allow for residential living above downtown stores
- To rejuvenate declining neighborhoods surrounding downtown

FACILITIES AND SERVICES

Needs:

- Additional medical services are needed
- Need to establish city wide broadband coverage
- Additional city staff is needed to areas of service currently lacking attention
- Many local roads and streets are declining and need repair
- Pedestrian accessibility needs to be increased and sidewalks need to be expanded into more areas of the city
- Better and more visible Gateway signage.
- The revisions of Ordinances that can have a more positive and quality of life impact on the community.

Opportunities:

- Urgent care facilities for citizen use such as dental, doctor offices, etc
- More accessible city services, such as a New Building for the Senior Center
- Updating and making the city website more interactive
- The revisions of Ordinances that can have a more positive and quality of life impact on the community.
- Better and more visible Gateway signage.
- Focus on a city Wastewater and Water / Capital Improvement Plan
- Focus on making downtown Grantville the Heart of the Community

COMMUNITY DEVELOPMENT

Needs:

- Parking study for downtown is needed
- Committees need to be established to address city needs

- Need to update the historic resource survey of the Grantville Historic District
- Continued expansion of recreational facilities
- Houses need clear address markings for accurate 911 service
- Connectivity between commercial and downtown neighborhoods

Opportunities:

- Grantville can take advantage of the report from the EMC Workshop.
- Volunteerism and citizen participation are lacking. City can work together with more citizens' involvement in Council meetings, public participation, etc.
- Necessity combined with potential for increased passive park space exists within the city, especially pocket parks.
- Have more vision and leadership

GOVERNANCE

Needs:

- Coordinate with Coweta and Meriwether Counties and neighboring jurisdictions on shared needs.
- Periodically update the zoning ordinance to allow for new zoning districts or similar development regulations as deemed appropriate.
- Improve community services for underserved neighborhoods.
- Reduce the cost of providing public services/facilities.

Opportunities:

- Work together and take advantage of coordinating with Coweta and Meriwether Counties and neighboring jurisdictions on shared needs.
- Find ways of working with and getting the citizens involved in Council Meetings/Public Participation.
- Grantville can take advantage of the report from the EMC Workshop.

CHARACTER AREAS AND LAND USE ELEMENT

The character areas identified are geographical sub-areas within the City of Grantville which contains unique characteristics and physical form. Pursuant to the Georgia Department of Community Affairs, character areas have unique or special characteristics that have the potential to evolve into a unique area when provided specific and intentional guidance, which requires special attention due to unique developmental and land use issues. Character areas may also be identified by the types of development, past and current, in the areas which are often various and distinct from historic areas, commercial/industrial areas and/or residential areas. Other examples of character areas may be lack of development and include more natural land and building features, such as greenspace or parkland.

The City of Grantville has developed a Character Area Map, which identifies each specified area and its respective boundaries. The map is followed by a description of each area (see map 1).

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

The Georgia Department of Community Affairs has defined character area in the administrative rules as: “A specific geographic area within the community that:

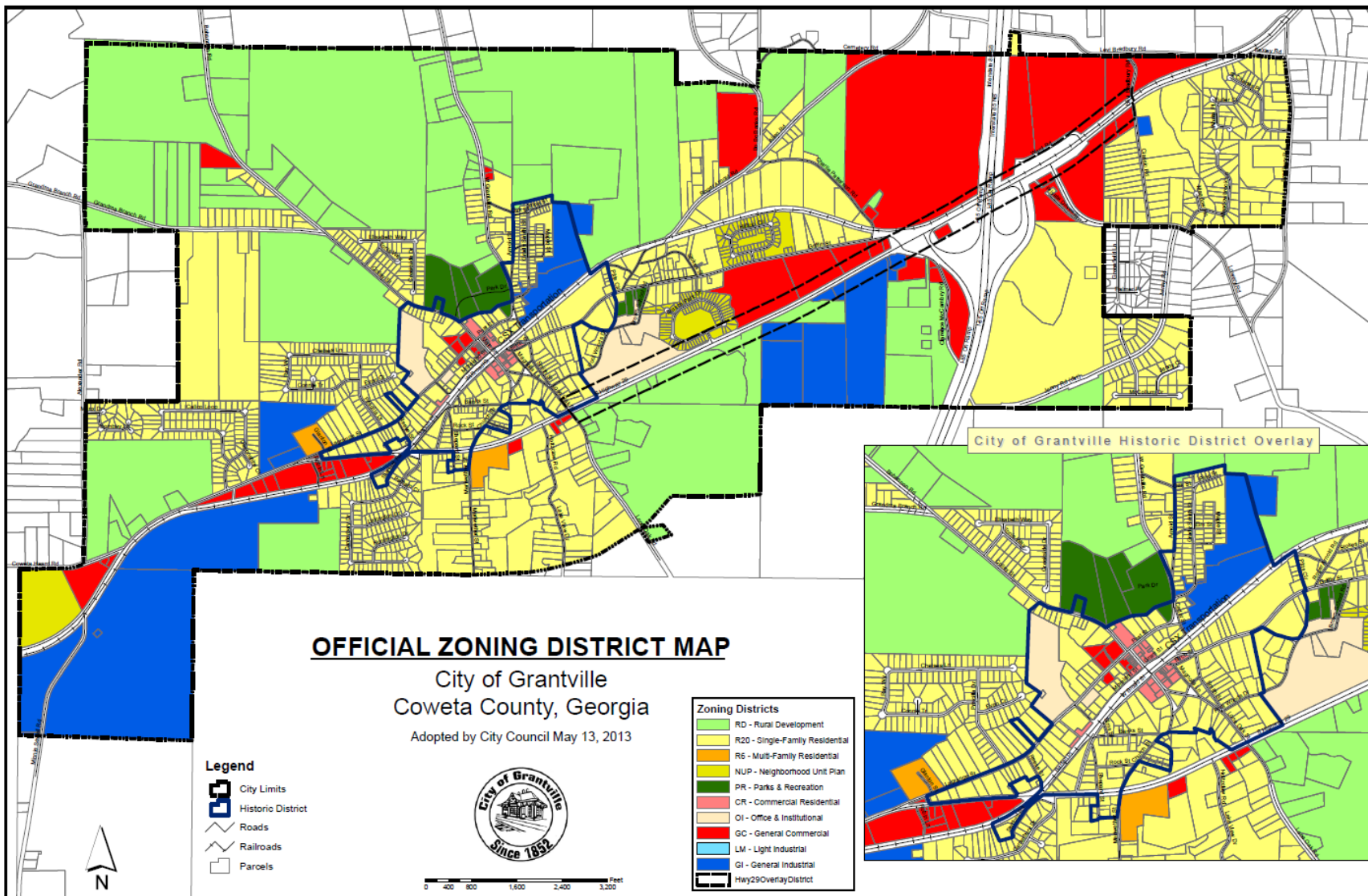
- Have unique or special characteristics to be preserved or enhanced, such as: a downtown, a historic district, a neighborhood, or a transportation corridor
- Have potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation,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

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

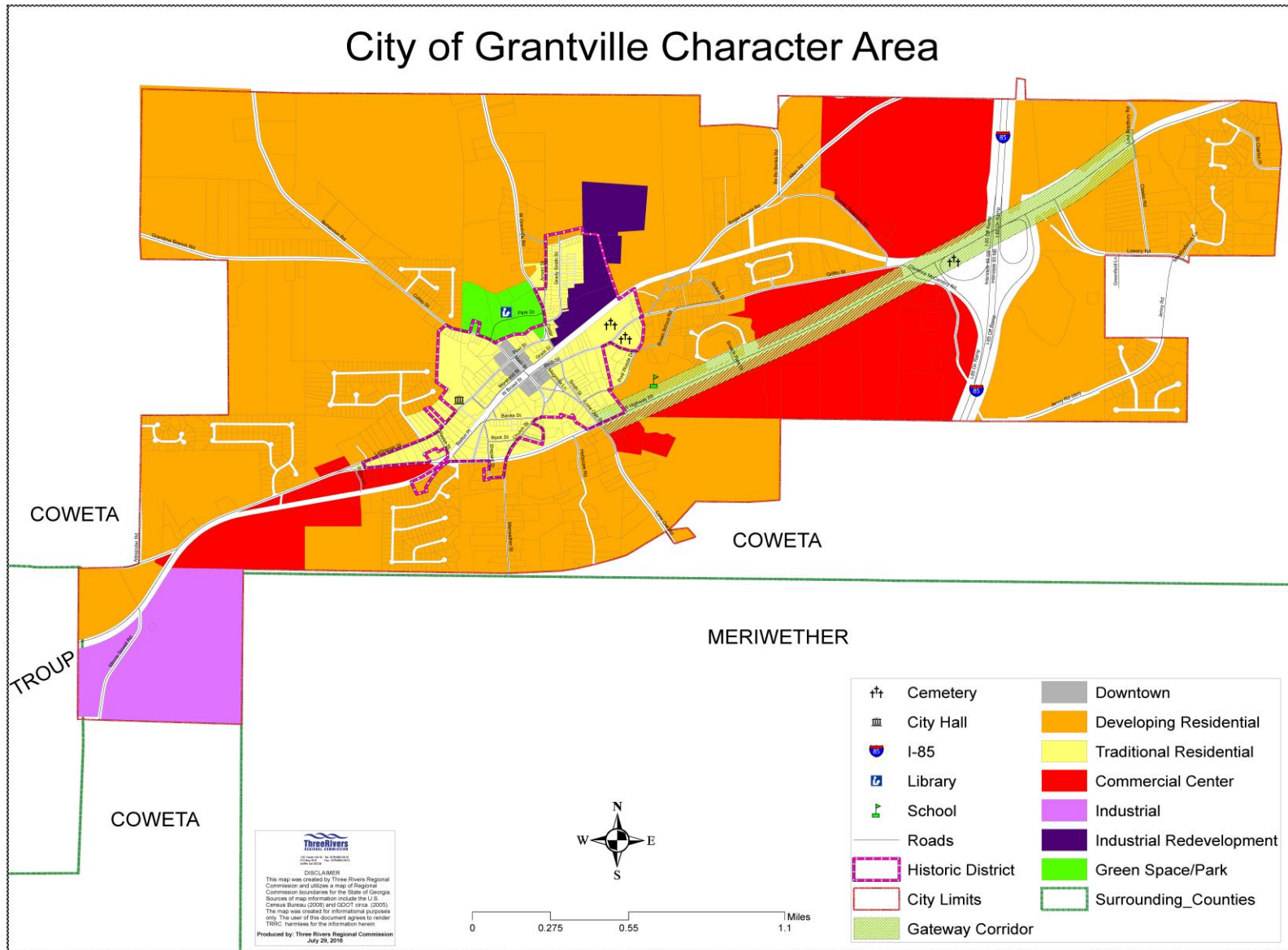
The consultants and authors of this document have been advised by city officials that the identified "City Limits Map" on pages 25 and 26 are the correct city limits boundary. This boundary is based on research and documentation of annexations that were completed and correctly adopted by the city. The attached zoning map on page 25 shows the correct corporate limits for the City of Grantville.

Any differences in other maps out there are related to a parcel located on Lowery Road where the annexation was not completed correctly, and therefore the area was removed from the corporate limits of Grantville until a resolution to the annexation can be determined.

MAP 1 – ZONING MAP



MAP 2 - CHARACTER AREA MAP



DEFINITION OF CHARACTER AREA NARRATIVE

In updating the City of Grantville Comprehensive Plan, one of the three required elements to meet the State of Georgia Minimum Standards for Local Comprehensive Plan is the character or zoning which falls under community goals. The City of Grantville has chosen to use character areas and this section of the plan includes the Defining Character Area Narratives, along with illustrations and Recommended Development Patterns applicable to the specific areas.

CHARACTER AREA – COMMERCIAL CENTERS



DEFINITION: Grantville has a main commercial area that is declining and needs redevelopment to be vital in the future. Currently the most thriving businesses are grocery and drug stores along with a few restaurants. Most of this development occurred beginning in the early 1900's through the 1950's.

RECOMMENDED DEVELOPMENT PATTERNS: Grantville recommends improvement of sidewalk and street appearance and amenities of commercial centers; redevelopment of older strip commercial centers in lieu of new construction further down the strip; and shared parking arrangements that reduce overall parking needs.

SPECIFIC LAND USAGE: Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ✓ *Community Improvement District (CID)* - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes.
- ✓ *Enterprise Zones* – Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.

CHARACTER AREA – DOWNTOWN



DEFINITION: The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.

RECOMMENDED DEVELOPMENT PATTERNS: Downtown should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area:

- ✓ Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums.
- ✓ Design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- ✓ Road edges should be clearly defined by locating buildings at roadside with parking in the rear.
- ✓ Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- ✓ New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.

SPECIFIC LAND USAGE: Land dedicated to homes, sites, buildings and structures greater than 50 years of age.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ✓ *Georgia Historic Resource Survey* – Collection and recording of information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community.
- ✓ *Georgia Register of Historic Places Nomination* – State’s official listing of historic buildings, structures, sites, objects, and districts worthy of preservation. Designation offers eligibility for incentives for preservation and rehabilitation.
- ✓ Continue to expand the multi-use trail to connect historic downtown buildings, recreation facilities, the school, and city hall.

CHARACTER AREA – TRADITIONAL RESIDENTIAL



DEFINITION: Traditional Neighborhood - Residential area in older part of the community typically developed prior to WWII. Characteristics include high pedestrian orientation, sidewalks, tree lined streets, on-street parking; small, regular lots; limited open space; buildings close to or at the front property line; predominance of alleys; low degree of building separation; neighborhood-scale businesses scattered throughout the area. Already exhibiting many characteristics of traditional neighborhood development (TND), these older neighborhoods should be encouraged to maintain their original character, with only compatible infill development permitted. The City of Grantville has two classifications of traditional neighborhoods: stable and declining.

- ✓ Stable- A neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural style, lot and street design, and has higher rates of homeownership. Location near declining areas of town may also cause this neighborhood to decline over time.
- ✓ Declining - An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use.

RECOMMENDED DEVELOPMENT PATTERNS: Grantville should focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties in the city. Current vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. This should include well-designed new neighborhood activity center at appropriate location. Provide strong pedestrian and bicycle connections to encourage these residents to walk/bike to other destinations in the area. Focus on public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives, should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing. The redevelopment strategy for the area should focus on preserving and rehabilitating what remains of the area.

SPECIFIC LAND USAGE: Land dedicate to Single-Family Residential, Mixed Use Neighborhood Commercial and Public/Institution.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ✓ Encourage and promote the use of neighborhood associations and neighborhood watch groups.
- ✓ Promote landscaping and utilize strict code enforcement.
- ✓ Promote conformity to the traditional neighborhood development (TND) principles and polices.
- ✓ Encourage and promote the use of historic tax incentives for the rehabilitation of historic structures.
- ✓ Maintain and expand sidewalks network and pedestrian and bicycle activity.
- ✓ Encourage home ownership and appropriate infill opportunities for vacant property.

CHARACTER AREA – INDUSTRIAL AREA



DEFINITION: Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.

RECOMMENDED DEVELOPMENT PATTERNS: Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site. The city recommends future industrial structures (warehouses, offices, etc.) located near street front with parking in the rear of buildings, making community more attractive and pedestrian friendly. New industry or other major employers should locate close to town, making jobs accessible to all residents by way of walking or bicycling.

SPECIFIC LAND USAGE: Land dedicated to manufacturing facilities, processing plants, factories, warehousing, and wholesale trade facilities, or other similar uses.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ✓ *Analyzing Existing Industry in the Local Economy* – Analyzing local economy composition and industry contribution to find whether the community depends on a few industries, how local businesses are performing, and what opportunities exist for the local economy and other information.

- ✓ *Inventory Choosing Businesses to Recruit and Support Process* for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
- ✓ Continue to maintain and expand water and sewer in the city, since water and sewer is the key to bringing more industry to the city.

CHARACTER AREA - GATEWAY CORRIDORS



DEFINITION: Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.

RECOMMENDED DEVELOPMENT PATTERNS: The city recommends

- ✓ Focus on appearance with appropriate signage, landscaping and other beautification measures.
- ✓ Manage access to keep traffic flowing using directory signage to clustered developments.
- ✓ Retrofit or mask existing strip development or other unsightly features as necessary.



SPECIFIC LAND USAGE: Land dedicated to commercial, mixed use, public/institutional uses, offices, park space, and residential uses.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ✓ *Landscaping and vegetative buffer areas along the roadways*
- ✓ *Enforcement of existing and updated sign ordinances along that corridor.*
- ✓ Future and continued encouragement through policy decisions and land use of mixed use type developments.
- ✓ Introduction and design standards of pedestrian friendly infrastructures.

CHARACTER AREA – INDUSTRIAL REDEVELOPMENT AREA



DEFINITION: Area of Grantville which was formerly used for industrial manufacturing. The old mill building is still extant but no longer houses industrial uses. The mill structure is located within the National Register listed Grantville Historic District. The mill has potential to be rehabilitated and utilized for adaptive re-use which could include loft housing and retail. Adjacent to the mill structure is residential mill village which could also be part of a larger revitalization project.

RECOMMENDED DEVELOPMENT PATTERNS: Encourage the re-use and redevelopment of the former mill structure and revitalization of the adjacent mill village. Increase connectivity within the character area and to the area from other sections of Grantville by ensuring continuous sidewalk network. Encourage scale and architecturally appropriate infill housing within the mill village.



SPECIFIC LAND USAGE: Mixed uses including neighborhood commercial, single and multi-family housing.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ✓ Maintain and expand sidewalk network to increase connectivity
- ✓ Encourage the re-use and rehabilitation of the old mill building
- ✓ Promote and encourage the use of historic tax incentives for any rehabilitation work on structures within the area which are located within the National Register listed Grantville Historic District.
- ✓ Promote and encourage appropriate infill
- ✓ Ensure consistent codes enforcement

CHARACTER AREA – DEVELOPING RESIDENTIAL AREA



DEFINITION: An area that has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use, or a neighborhood that has declined sufficiently that housing conditions are bad, there may be large areas of vacant land or deteriorating, unoccupied structures.

RECOMMENDED DEVELOPMENT PATTERNS: Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.

- ✓ Public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives, should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.
- ✓ Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.

- ✓ The redevelopment strategy for the area should focus on preserving and rehabilitating what remains of the original housing stock, while rebuilding, on the remaining land, a new, attractive neighborhood following the principles of traditional neighborhood development.
- ✓ The neighborhood should include a well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, school, and similar appropriately-scaled retail establishments serving neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage residents to walk/bike to work, shopping, or other destinations in the area.
- ✓ New streets should be connected (i.e. minimize or prohibit cul-de-sacs) to disperse traffic, shorten walking/biking trips.
- ✓ Design features that encourage safe, accessible streets should be employed – such as, narrower streets, on-street parking, sidewalks, street trees, and landscaped raised medians for minor collectors and wider streets.

SPECIFIC LAND USAGE: Land dedicated to Single-Family Residential, Multi-Family Residential, Mixed Use, Neighborhood Commercial, and Park space.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ✓ The encouragement of perhaps conservation subdivision and green space development.
- ✓ Promote residential developments with connectivity to existing and future streets.
- ✓ Traditional use of street grid with residential development adjacent to other neighborhoods and friendly commercial area.

CHARACTER AREA – GREENSPACE AREA



DEFINITION: Primarily natural lands and environmentally sensitive areas not suitable for development, e.g., scenic views, coast, steep slopes, flood plains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas

RECOMMENDED DEVELOPMENT PATTERNS: Maintain natural, rural character and protect environmentally sensitive areas by:

- ✓ Not allowing any new development.
- ✓ Promoting use of conservation easements.
- ✓ Widen roadways in these areas only when absolutely necessary.
- ✓ Carefully design the roadway alterations to minimize visual impact.
- ✓ Promote these areas as passive-use tourism and recreation destinations.





SPECIFIC LAND USAGE: Land dedicated to active parks, passive recreational and environmentally sensitive areas of the city.

IMPLEMENTATION MEASURES: The following implementation measures are recommended:

- ✓ *The continued use and encouragement of community gardens, parks, and passive recreational areas.*
- ✓ *The use and utilization of vacant land for additional park and green space.*
- ✓ *The creation and focus on linking neighborhoods, schools, and other areas with connectivity such as trails, sidewalks and walking paths.*

TRANSPORTATION

The City of Grantville is located in Coweta County. It is considered within the territory of the Atlanta Regional Commission's Metropolitan Planning Organization jurisdiction. As a result, Grantville is required to include a Transportation element in its comprehensive plan as described in the Georgia Department of Community Affairs (DCA) 2014 Rules.

What is the CTP (*Comprehensive Transportation Plan*)? In 2005, the Atlanta Regional Commission (ARC) initiated a program to encourage counties and their municipalities to develop joint long-range transportation plans. Coweta County, along with municipalities of Grantville, Haralson, Moreland, Newnan, Senoia, Sharpsburg, and Turin completed a CTP in 2006. The CTP Update, approved in 2014, confirmed the needs identified in the 2006 plan and prioritizes a suite of multi-modal projects and strategies to meet those needs.

Goals and Objectives

The ultimate goal of the CTP is to develop a plan for a comprehensive transportation system that improves mobility, connectivity, and safety for the efficient movement of people and goods within and outside of Coweta County. It seeks to:

- Promote coordination of land use and transportation
- Support economic and community development
- Improve accessibility, connectivity, and safety, for the movement of people and goods
- Develop a multimodal transportation system that maximizes community and regional support
- Preserve and enhance the natural and social environment

Public Involvement

Whenever there is an update to the CTP, public participation is key to developing a plan that meets the needs of the community.

Five (5) public information meetings on the Joint CTP Update approved in 2014 were held throughout the county in July – August 2013. A virtual public information meeting was posted in August 2013 on the county's website. In addition, a Countywide Public Open House was held on November 7, 2013 at the Coweta County Fairgrounds Conference Center to provide citizens with an opportunity to review the draft plan recommendations and provide input. Social media was used throughout the process to communicate with the citizens about CTP Update.

The Plan provides an overview of the entire transportation plan update process and details the suite of multimodal projects and strategies to meet the transportation needs of Coweta County and the municipalities of Grantville, Haralson, Moreland, Newnan, Senoia, Sharpsburg, and Turin through year 2040.

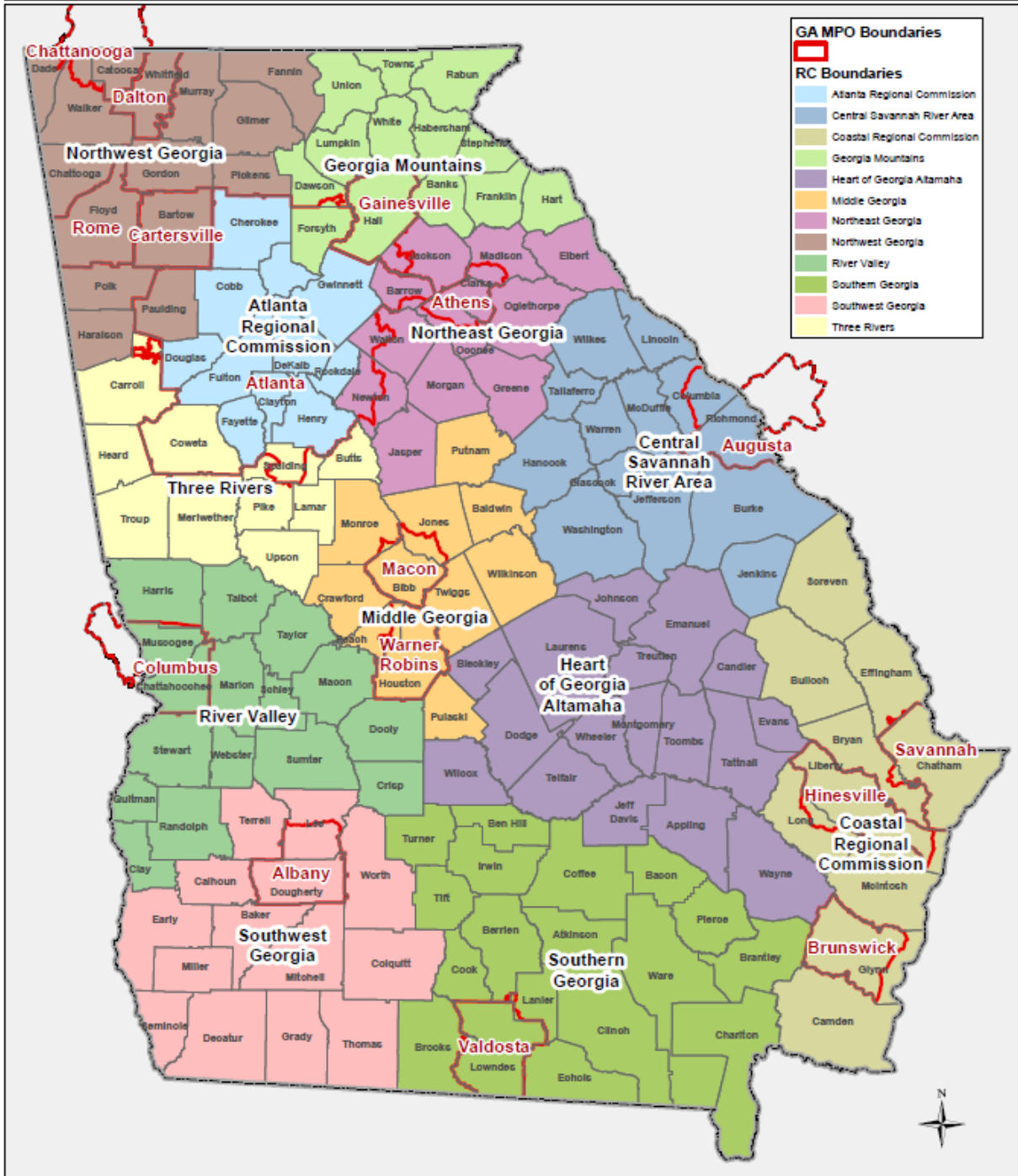
The CTP Update Plan Summary and supporting technical documentation was adopted by the Coweta County Board of Commissioners on March 4, 2014, followed by adoptions by the various municipalities:

City of Senoia	Adopted March 3, 2014
Town of Sharpsburg	Adopted March 24, 2014
City of Newnan	Adopted March 25, 2014
Town of Moreland	Adopted April 1, 2014
City of Grantville	Adopted April 14, 2014
Town of Turin	Adopted March 18, 2014
City of Haralson	Adopted May 12, 2014

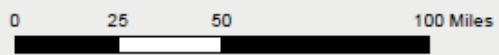
The City of Grantville will continue to support the goals, vision, and implementation of the Coweta County Joint Transportation Plan.

In lieu of the transportation element, the City of Grantville refers the reader to the Coweta County Joint Comprehensive Transportation Plan (last updated and adopted April 14, 2014) and the reader is referred to this link: <http://www.coweta.ga.us/Index.aspx?page=1669>.

Georgia Regional Commissions and Metropolitan Planning Organization (MPO) Boundaries



ARC
 Atlanta Regional Commission
 40 Courtland St. NE
 Atlanta, Georgia 30303
 404-463-3100
 www.atlantaregional.com



12/15/2015

REPORT OF ACCOMPLISHMENTS

CITY OF GRANTVILLE 2011-2015 SHORT TERM WORK PROGRAM

REPORT OF ACCOMPLISHMENTS

Project or Activity from Previous STWP	Status*	Explanation
Housing		
1	Identify and publicize local, state, federal, and private/non-profit housing programs and incentives to upgrade existing housing units. Apply for at least one federal housing grant from CDBG / CHP programs.	Postponed
		The city only recently regained its Qualified Local Government Status for funding eligibility. Item moved to new CWP.
2	Improve Code Enforcement by City through consistent enforcement and automated recordkeeping.	Underway/Ongoing
		Recently hired new codes enforcement officer
3	Historic Preservation Commission – Develop public education brochure to inform the public about Historic Preservation, building code and HPC overlay zoning requirements, and role of the Historic Preservation Commission in regards to review of building permit applications.	Abandoned
		Not a priority at the time
4	Review rezoning and master plan proposals for consistency with housing policies.	Completed
		The Planning Commission and Historic Preservation Commission review applications for consistency with housing policies.
5	Identify and market state and federal foreclosure prevention programs to include counseling to homeowners.	Abandoned
		Not a city priority or responsibility. Item taken off list.
Economic Development		

6	Contact community program coordinators at nearby colleges, universities, and technical institutes to determine how they can assist with the City's economic development and redevelopment efforts.	Ongoing	The City is working with Electric Cities of Georgia and Coweta County Development Authority to assist with economic development and redevelopment efforts.
7	Prepare a local economic development plan based on research and recommendations from Grantville DDA, Coweta County Development Authority and State resources.	Ongoing	The City is working with Electric Cities of Georgia and Coweta County Development Authority to assist with economic development planning efforts.
8	Research, develop, and market an incentivized utility rate structure to attract and retain commercial and industrial business development.	Not Complete	Not a City priority or responsibility. Item taken off list.
9	Aggressively market opportunities for economic and commercial development, which creates local jobs. Dialogue with Coweta County and State elected officials.	Ongoing	The City continues ongoing efforts at all times to market opportunities for economic development.
10	Continue to work with Coweta County Development Authority to market commercial and industrial developments for the following: - Grantville Industrial 500+ acre tract - Grantville Mill property - Grove Park Industrial tract	Ongoing	The City continues ongoing efforts at all times to market opportunities for economic development.
Facilities and Services			
11	Develop a Citywide Recreation Plan detailing plans for active and passive recreation areas responsive to community need.	Underway	The City is in the process of developing a City-wide Recreation Plan.
12	Develop and implement Five-year Planning Cycle including Operating Budget and Capital Improvement Program for City Utility Systems.	Postponed	The City intends to develop a 5-year CIP Budget in the future. Item moved to new CWP.

13	Planning and funding activities for Road and Drainage Improvements- Develop Capital Improvement Program for Road and Drainage Systems. Seek grant funding and/or SPLOST funding to assist with implementing CIP.	Postponed	The City intends to develop a 5-year CIP Budget in the future. Item moved to new CWP.
14	As funding becomes available from sources, construct Road and Drainage Improvements based on ranking of needs developed in CIP.	Ongoing	The City is completing road improvement projects based on prioritization schedule and as funds are available.
15	Evaluate Stormwater Utility as a means to provide a funding source for mandated and required Stormwater Programs required by USEPA, GA EPD, Metropolitan North Georgia Water Planning District and City's Watershed Protection Plan. If a Stormwater Utility is determined to be warranted, begin development of a Stormwater Utility.	Abandoned	Not a city priority or responsibility. Item taken off list.
16	Road Safety Improvements – begin implementation of Street Sign Evaluations and Replacement program required by GA DOT / Manual for Uniform Traffic Control Devices. Seek grant assistance for project financing.	Underway	Moved to new CWP
17	As funding becomes available, construct a Wastewater Treatment Facility to ensure that capacity meets growth demands.	Ongoing	The City evaluates wastewater treatment capacity needs and reacts to meet capacity demand requirements. A new wastewater treatment facility has not been deemed necessary at this time.
18	Upgrade and expand sewer system as necessary.	Ongoing	The City evaluates sanitary sewer system needs and reacts to expand sewer system to meet collection system and

			hydraulic capacity needs of the community.
19	Continue to expand and upgrade as water supply as necessary to ensure capacity keeps up with growth. Evaluate re-activation of City Wells for supplemental or primary potable water supply.	Ongoing	The City evaluates water system needs and reacts to expand water system to meet water supply and delivery needs of the community.
20	Monitor natural gas system to ensure capacity keeps up with development. Implement requirements for customer connections for all new developments located within the Gas Service territory.	Ongoing	The City evaluates gas system needs and reacts to expand gas system to meet gas supply and delivery needs of the community.
21	Research and secure grant funding for the design and rehabilitation of the Grantville Auditorium.	Underway/Ongoing	The City plans to seek grant funding for restoration of the Auditorium.
22	Implement changes to the organizational structure of City departments in order to improve operational effectiveness and enhance service delivery to the community.	Underway/Ongoing	The City periodically evaluates the organizational structure of departments and implements changes as necessary to improve operational effectiveness and enhance service delivery to the community.
Land Use			
23	Rewrite the City's Zoning Ordinance, Subdivision Regulations, and create Development Standards including standard details and specifications for development and environmental land-use regulations to reflect the goals and visions of this comprehensive plan. Create new Zoning Districts for Institutional facilities and for Parklands/Greenspace.	Completed	Zoning amendments have been completed including districts for parklands and institutional facilities, and the amendments have adopted by City Council.

24	Update City's Official Zoning Map as necessary to maintain current records.	Completed	Changes to the official zoning map have been made and adopted by City Council.
25	Acquire easements or land, and install gateway improvements in identified locations of the city.	Completed	Gateway improvements are planned to be installed within existing rights of way. Therefore, no easements should be required.
26	Develop city-wide and character area-specific design standards for lighting, benches, trash cans, and hardscape treatments.	Underway/Ongoing	The City is working with a consultant to develop design standards.
27	Conduct a Vision to Action (V2A) planning session to develop a long-term plan and future vision for the City. It is intended that the V2A outcome will provide a basis for design guidelines to further implement the desired outcomes of the Character Area Map, specifically, and this Comprehensive Plan, overall.	Completed	The City completed a Community Visioning Strategic Planning Session on February 11, 2016, facilitated by Georgia EMC Community Development Consultant. A report from the Community Visioning Session was prepared and distributed to the City.
28	Apply the Character Area Map as a guide in rezoning, special use, and development recommendations and decision making.	Completed	The Planning Commission applies the Character Area Map as a guide in rezoning, special use, and development recommendations and decision making.
29	Conduct development review of major transportation corridors and create a plan for future development along those corridors.	Completed	The City adopted a zoning overlay district for Hwy. 29 corridor, which established development standards along the corridor.
Intergovernmental Coordination			
30	Implement Coweta County Joint Service Delivery Strategy.	Completed	The City adheres to the Service

			Delivery Strategy.
Transportation			
31	Continue to participate in and implement Coweta County Joint Transportation Plan.	Completed	The City participates in implementation of Coweta County Joint Transportation Plan.
32	Add City informational Sign / Gateway at entrances to City jurisdiction; improve directional signage for the City.	Postponed	The City will address signage and gateways as funding becomes available. Item moved to new CWP.
33	Continue to implement the Sidewalk Plan adopted in 2004 with additions to the network.	Completed	
34	Enhance safety and connectivity within and among Grantville neighborhoods and communities through the design, introduction, extension, and general improvement of sidewalks (especially); walking, running, biking, and multi-use trails and paths; connecting open spaces, pocket parks, and local streets. Apply for grant funding to assist with completing the objective. Implement only if grant funding is secured.	Underway/Ongoing	The City will address and further complete safety and connectivity projects as funding becomes available through grants.
35	Integrate railroad safety into school education programs and other safety programs.	Abandoned	Not a city priority or responsibility
36	Improve the community function, efficiency and aesthetic appeal of arterial roadways, including the placement of signs to deter littering and appropriate enforcement.	Abandoned	Not a city priority or responsibility

37	Coordinate with Coweta County for the design and implementation of a park and ride facility that will complement regional mass transit plans.	Abandoned	Not a city priority or responsibility
Natural and Cultural Resources			
38	Seek grant funding to acquire land to preserve greenspace to provide for passive recreational opportunities and environmental protection. When possible obtain greenspace lands through donation.	Underway/Ongoing	The City will accept greenspace lands through public donations.
39	Continue efforts to preserve the city's historic district and revise and modify the historic district regulations as necessary.	Completed	The Historic Preservation Commission is responsible for updating regulations as necessary.
40	Develop design guidelines for properties located within the historic district.	Postponed	Will address soon. Moved to new CWP.
Other			
41	Amend the Comprehensive Plan as appropriate	Completed	

*** Currently underway or temporarily postponed activities or projects should appear in new CWP**

COMMUNITY WORK PROGRAM

City of Grantville – Community Work Program

2016-2021

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Housing				
Identify and publicize local, state, federal, and private/non-profit housing programs and incentives to upgrade existing housing units. Apply for at least one federal housing grant from CDBG / CHP programs.	2017-2021	\$500,000	City Management	CDBG/CHP Grants
Improve Code Enforcement by City through consistent enforcement and automated recordkeeping.	2016-2021	\$1,500	Code Enforcement	General Fund
Develop public education brochure to inform the public about Historic Preservation, building code and HPC overlay zoning requirements, and role of the Historic Preservation Commission in regards to review of building permit applications.	2017	\$2,500	Historic Preservation Commission	General Fund
Economic Development				
Continue to work with Coweta County Development Authority to market commercial and industrial developments for the following: - Grantville Industrial 500+ acre tract	2016-2021	\$5,000	City Management	General Fund

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
<ul style="list-style-type: none"> - Grantville Mill property - Grove Park Industrial tract 				
Promote Redevelopment of Grantville Mill. Provide tax incentives to promote redevelopment of site.	2017-2021	\$5,000	City Management	General Fund
Promote re-development of downtown Grantville area through incentives and streetscape improvements.	2017-2021	\$50,000	Mayor & City Council City Management	General Fund Streetscape Grants
Facilities and Services				
Develop and implement Five-Year Planning Cycle including Operating Budget and Capital Improvement Program for City Utility Systems. Perform annual updates to CIP.	2017-2021	\$20,000 (CIP) \$1,500,000 (CIP Projects)	City Management City Engineer	Utility System Enterprise Funds SPLOST Grants
Planning and funding activities for Road and Drainage Improvements- Develop Capital Improvement Program for Road and Drainage Systems. Implement Road Improvements based on priority ranking	2017-2021	\$1,500,000	City Management	SPLOST GDOT LMIG

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
system. Seek grant funding and/or SPLOST funding to assist with implementing CIP.				General Fund
Road Safety Improvements – begin implementation of Street Sign Evaluations and Replacement program required by GA DOT / Manual for Uniform Traffic Control Devices. Prepare a full inventory of signs including type, size, mounting, condition assessment, and location, etc. Seek grant assistance for project financing.	2017-2019	\$60,000	Public Works City Engineer	General Fund Grants
Conduct Water System Audit and implement water system improvements to address water loss. Goal to reduce water loss to less than 10%.	2017-2019	\$150,000	Utility Department City Engineer	Water/Sewer Enterprise Fund SPLOST
Promote City-wide high-speed internet service. Possible public-private partnership to develop high-speed internet system.	2018	\$50,000	City Management	General Fund Grants
Transportation				

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Add City informational Sign / Gateway at entrances to City jurisdiction; improve directional signage for the City.	2018	\$20,000	City Management	General Fund
Enhance safety and connectivity within and among Grantville neighborhoods and communities through the design, introduction, extension, and general improvement of sidewalks (especially); walking, running, biking, and multi-use trails and paths; connecting open spaces, pocket parks, and local streets. Apply for grant funding to assist with completing the objective. Implement only if grant funding is secured.	2017-2021	\$200,000	City Management City Engineer	Grants
Coordinate and work with CSX Railroad to improve railroad crossing at Main Street in downtown Grantville.	2017-2018	\$10,000	City Management	General Fund
Natural and Cultural Resources				
Develop design guidelines for properties located within the historic district if grant is	2017-2019	\$2,500	HPC	Historic Preservation Grant

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
secured.				
Seek grant funding to acquire land to preserve greenspace to provide for passive recreational opportunities and environmental protection. When possible obtain greenspace lands through donation.	2017-2021	\$3,500	City Management	Grant
Land Use				
Update City's Official Zoning Map as necessary to maintain current records.	2016-2021	\$1,500	Planning Commission Zoning Administrator	General Fund
Apply the Character Area Map as a guide in rezoning, special use, and development recommendations and decision making.	2016-2021	N/A	Planning Commission	General Fund
Intergovernmental Coordination				
Implement Coweta County Joint Service Delivery Strategy.	2016-2021	N/A	City Management	N/A

Activity	Years	Estimated Cost	Responsible Party	Funding Sources
Participate in and implement Coweta County Joint Transportation Plan.	2016-2021	N/A	City Management	N/A

ADDITIONAL PLANNING INFORMATION

ECONOMIC DEVELOPMENT

This is not a required element under the new rules unless specifically requested as an additional substantive element to the plan by city officials. The City of Grantville did not request such section therefore no in-depth research and analysis was conducted for the city with regards to the subject matter and the information contained in this section is only intended for quick reference for city officials.

On February 11, 2016, the City of Grantville held a strategic planning workshop, which was facilitated by the Georgia EMC Community and Economic Development (a Service of Coweta-Fayette EMC) at the Coweta County Fairgrounds in Newnan, Georgia. **Note:** The Three Rivers Regional Commission staff was not part of that exercise and was not in attendance (see Strategic Planning workshop final report).

THINGS GRANTVILLE DOES WELL

- ✓ Customer Service/Quick Response Time/Work Well Together/Helpful
- ✓ Great Stage for Film
- ✓ Safe and Affordable Community with Sense of Family
- ✓ Community Spirit/Kind People
- ✓ Public Safety
- ✓ Festivals and Events
- ✓ Splash Park

THINGS GRANTVILLE COULD DO BETTER

- ✓ Working Together/Pull Together in Times of Need/More Citizens Involved in Council Meetings/Public Participation
- ✓ New Building for the Senior Center
- ✓ Lack of Vision and Leadership
- ✓ Downtown Development/ Redevelop Mill Building
- ✓ More Events that Build Community
- ✓ Address Water Loss
- ✓ Updated and Interactive Website
- ✓ Revise Ordinances to Have More Impact
- ✓ Support Our Leaders
- ✓ Better Auditing
- ✓ Attract More Businesses
- ✓ Gateway Signage

BIG IDEAS FOR GRANTVILLE

- ✓ Economic Development (Large Industry, Agriculture, Retail Center, Large Employer)
- ✓ Make Downtown the Heart of Our Community
- ✓ Multipurpose Building (Somewhere Everyone Can Enjoy, Senior Center and Sports Facility)

- ✓ Keep Grantville Beautiful Program (Signage, Garden Club, Garbage Cleanup on Roads)
- ✓ Skate Park
- ✓ Wastewater Treatment Plant/ Capital Improvement Plan

ADDITIONAL GOALS

- ✓ Improve Communication between city leaders and the public (website, social media, celebrate our successes, town hall meetings, recognition programs, consider hiring a Public Information Officer)
- ✓ More Emphasis on Historic Preservation
- ✓ More Events to Draw People (Picking at the Depot, Festival, Monthly Events)

PRIORITY GOALS



PRIORITY GOAL 1: MORE EVENTS TO ATTRACT PEOPLE

Partners: Local Businesses, Local Newspaper, Mayor & City Council

Resources: Social Media, Banners Downtown

Next Steps:

- ✓ Plan events on the same day each month
- ✓ Work with local media outlets to publicize events
- ✓ Event ideas:
 - ✓ Grantville Day/Yard Sale
 - ✓ Monthly Auctions
 - ✓ Picking and Grinning music event
 - ✓ Holiday Events
 - ✓ Movie on the Green

PRIORITY GOAL 2: MAKE DOWNTOWN THE HEART OF OUR COMMUNITY

Partners: City of Grantville, Public/Private Partnership, Downtown Development Authority

Resources: Streetscape Grant (GDOT), Opportunity Zone, Tax Assessment, Forgiveness of Permit Fees for Redevelopment Projects, Public/Private Partnership (Loan Backing, Funding)

Next Steps:

- ✓ Develop Streetscape Plan for Downtown Grantville
- ✓ Develop Redevelopment Plan for Mill Property
- ✓ Focus Areas:
- ✓ Historic Preservation
- ✓ Redevelopment of Downtown and Mill Property
- ✓ Put Vacant City-Owned Buildings to Use (Freight Depot, Passenger Depot)
- ✓ Mill Property Potential Uses: Loft Apartment, Micro Brewery, etc
- ✓ Decentralize City Hall to Use Downtown Buildings
- ✓ Relocate Power Lines in Downtown
- ✓ Improve Curb Appeal!

PRIORITY GOAL 3: MULTIPURPOSE BUILDING

Partners: Coweta County Schools, Adult and Student Education Programs

Resources: Grant funding, Teachers, Children to help lead the programs, Seniors, Sponsorships to Assist with Developing the Building

Next Steps:

- ✓ Keep in contact with Coweta County about the RESA Building
- ✓ Write a letter to RESA expressing our interest in repurposing the building
- ✓ Keep eyes open for a good location

PRIORITY GOAL 4: ECONOMIC DEVELOPMENT

Partners: Greg Wright (Coweta County Development Authority), Economic Development specialists

Resources: Local Legislators (Matt Brass, Mike Crane), Statewide Resources

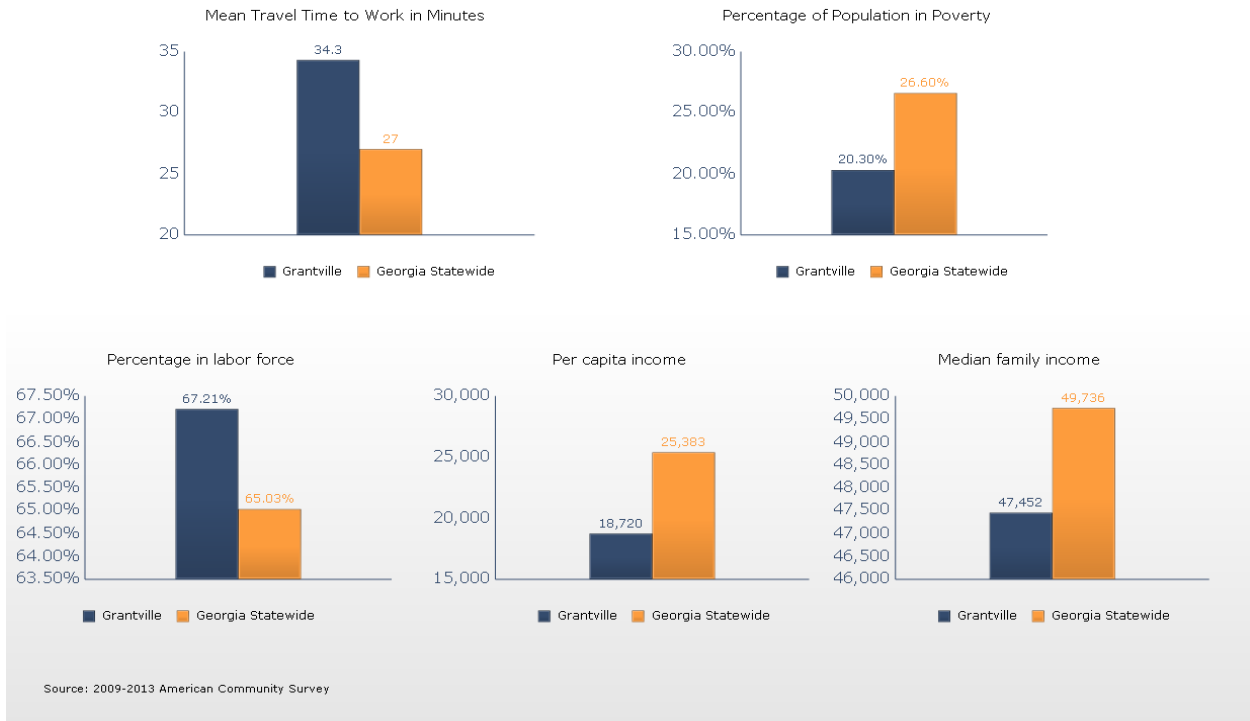
Next Steps:

- ✓ Get the City of Grantville current on auditing to qualify for state resources and grant funding

Source: City of Grantville, Carrie Barnes, Georgia EMC Community, and economic development, facilitator on behalf of Coweta-Fayette EMC

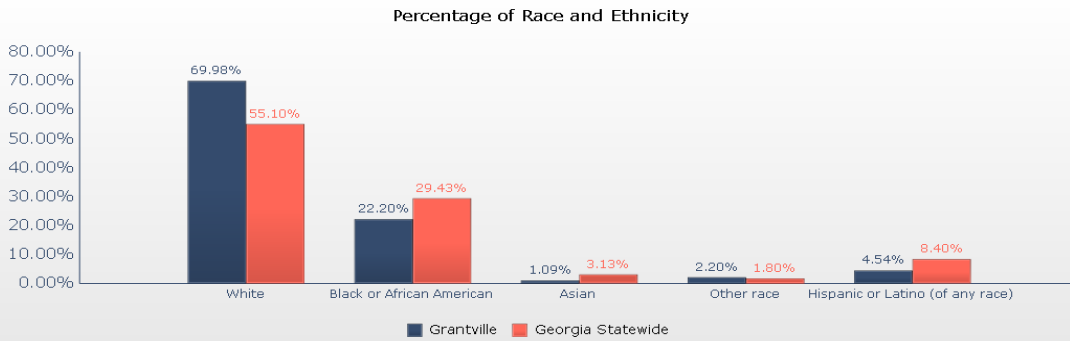
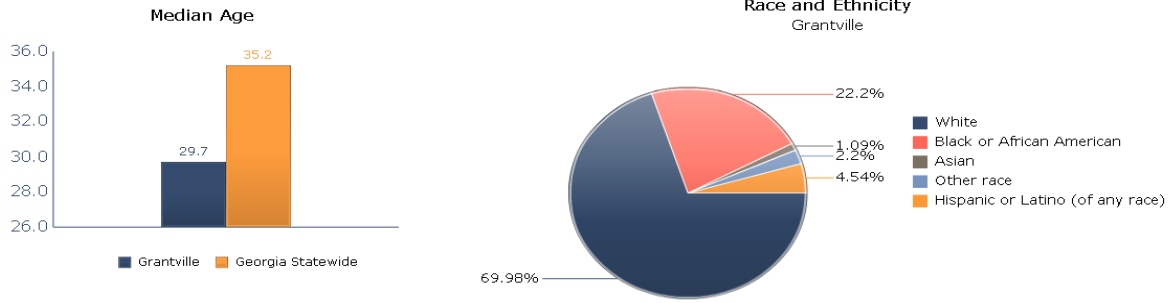
The data below (courtesy Georgia Municipal Association) reflects where the city is in comparison to the State of Georgia and can be used as a reference tool in planning and policy decision-making.

ECONOMIC DATA



Source: Georgia Municipal Association

DEMOGRAPHIC DATA

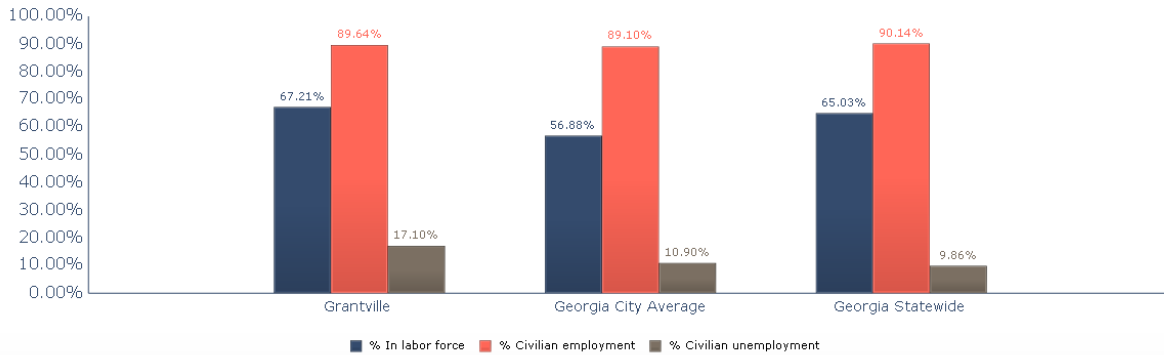


Source: 2010 U.S. Census

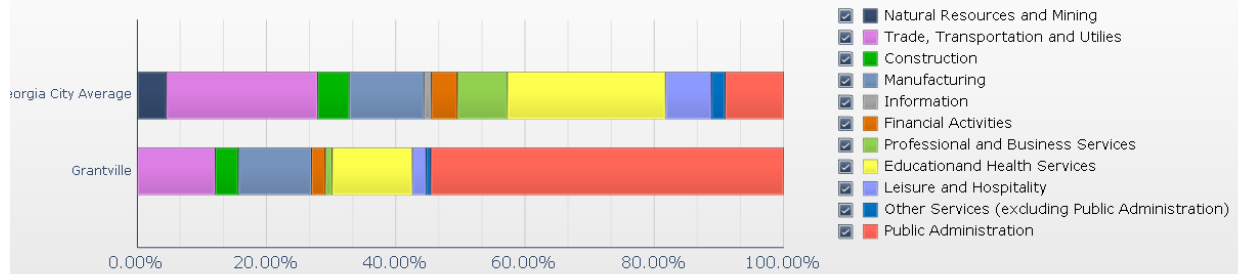
Source: Georgia Municipal Association

LABOR DATA

Employment Characteristics (16 and older)

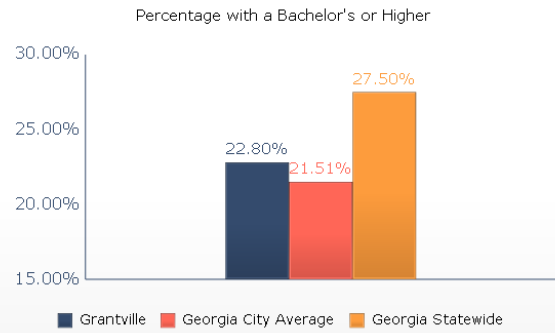
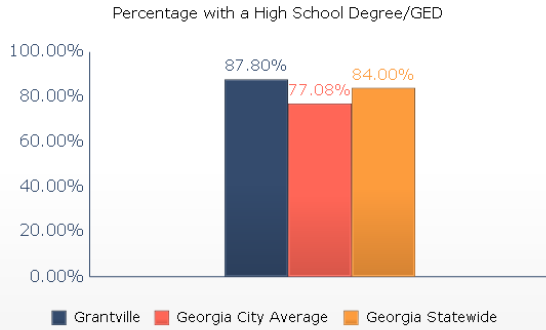


Employment by Industry



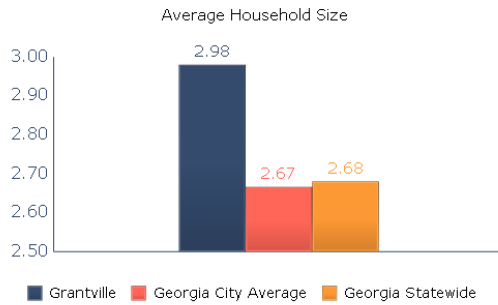
Sources: 2009-2013 American Community Survey, On The Map Version 6

EDUCATION DATA

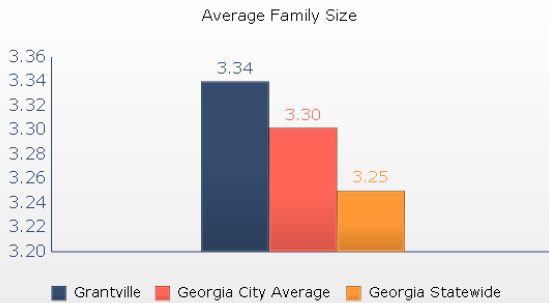
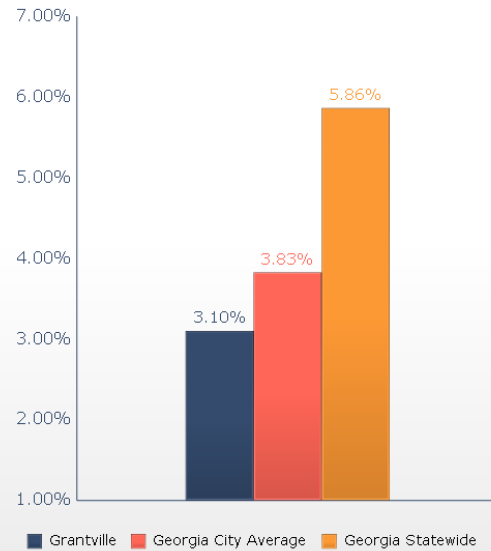


Source: 2009-2013 American Community Survey

SOCIAL DATA

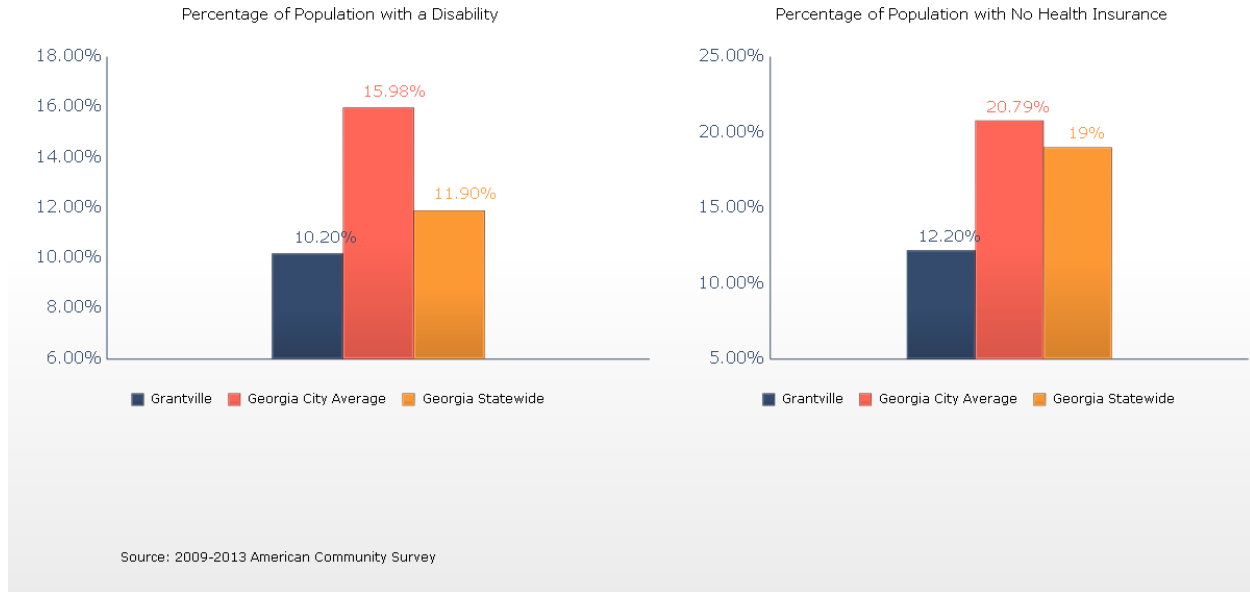


Percentage of Households Responding That They Speak English Less Than Very Well



Source: 2009-2013 American Community Survey

HEALTH DATA



ECONOMIC RESOURCES

There are a number of entities that provide economic development services and promote growth within Coweta County and surrounding jurisdictions; a listing of these agencies is below. Additionally, there are tools available to further promote and incentivize economic development within the City of Grantville city limits.

TABLE 1 - AGENCIES FOR ECONOMIC DEVELOPMENT AND TOURISM

- ✓ Downtown Development Authority (DDA)
- ✓ Three Rivers Regional Commission (TRRC)
- ✓ Industrial Development Authority (IDA)
- ✓ Coweta County
- ✓ Chamber of Commerce
- ✓ Meriwether County
- ✓ Troup County
- ✓ Georgia Department of Community Affairs (DCA)
- ✓ Georgia Department of Economic Development
- ✓ Georgia Environmental Finance Authority
- ✓ Economic Development Administration
- ✓ Georgia Municipal Association (GMA)
- ✓ Atlanta Regional Commission (ARC)

- ✓ Georgia EMC Community and Economic Development (a Service of Coweta-Fayette EMC)
- ✓ U. S. Small Business Administration
- ✓ U.S. Economic Development Administration
- ✓ U.S. Department of Housing and Urban Development
- ✓ Coweta, Fayette, Meriwether Joint Development Authorities

REDEVELOPMENT OPPORTUNITIES

The City of Grantville does have the potential to consider redevelopment and reinvestments in declining areas. As a policy decision, if the City opts to favor new developments over redevelopment that can increase delivery costs and leads to further decline in existing commercial areas.

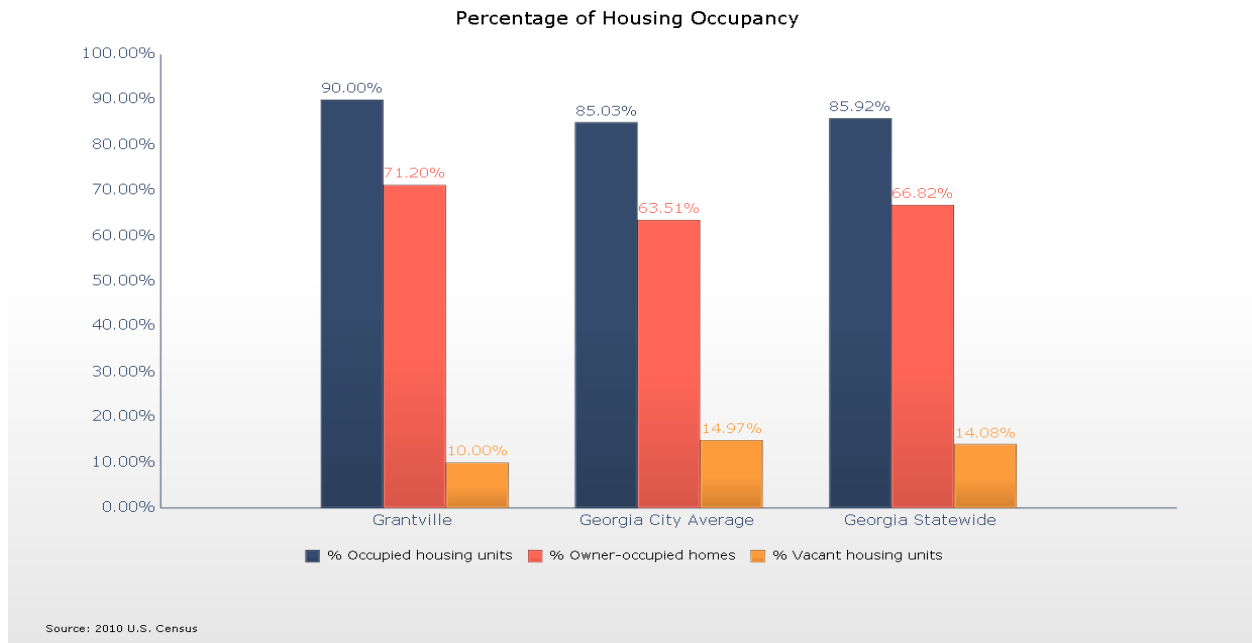
COMMUNITY PRIDE

Traditionally, a good quality of life does attract employers. The City of Grantville wishes to create and maintain a positive small town environment for its residents. This, however, will require the active involvement of residents, communitywide events, and ultimate community pride. The comprehensive plan process did not generate much interest from the residents or the community and, for successful implementation and smart planning, the community participations and involvement are paramount towards that goal. Therefore, the City of Grantville must build a sense of community among its residents to ensure the viability of its small and vibrant town character.

HOUSING ELEMENT

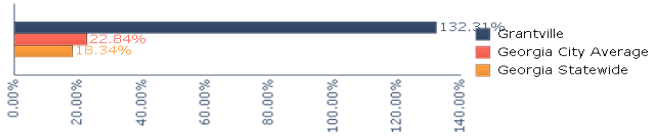
This is not a required element under the new rules unless specifically requested as an additional substantive element to the plan by city officials. The City of Grantville did not request such section therefore no indebt research and analysis was conducted for the city with regards to the subject matter and the information contained in this section are only intended for quick reference for city officials.

HOUSEHOLD DATA

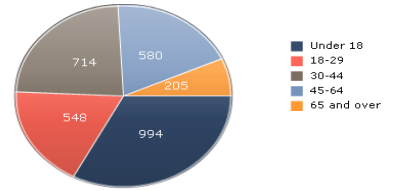


POPULATION DATA

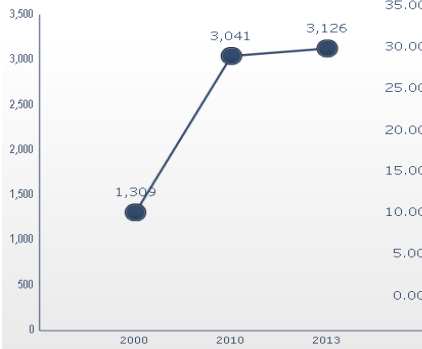
Population Percentage Change from 2000 to 2010



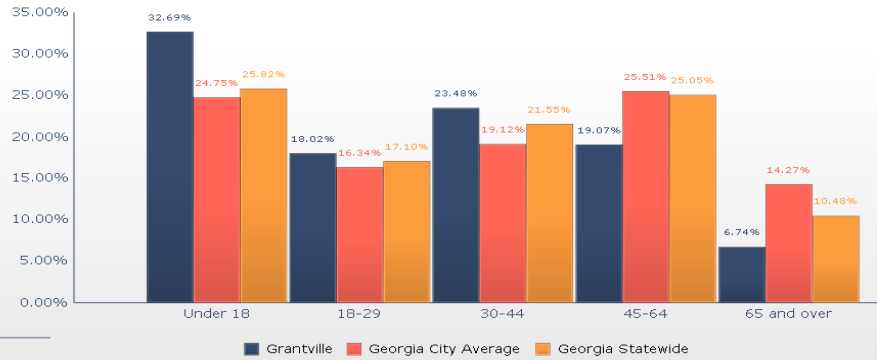
Grantville



Total Population



Age Group by Category



Sources: 2010 U.S. Census, Census Estimates Program

APPENDIX

RESOLUTION
#2016-12


WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Grantville, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures, and

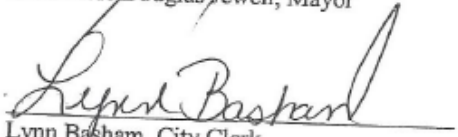
NOW THEREFORE, BE IT RESOLVED by the City of Grantville that the Comprehensive Plan Update for the City of Grantville, Georgia dated 2016, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Three Rivers Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 17th day of November, 2016

City of Grantville



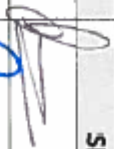






Honorable Douglas Jewell, Mayor



Lynn Basham, City Clerk

Comprehensive Plan Update
 City of Grantville Plan Steering Committee Meeting
 Date: May 3, 2016



Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
James A. Abraham, Sr.	Three Rivers Regional Commission	jabraham@threeriversrc.com	678-692-0510	
Paul Jarrell	Three Rivers Regional Commission	pjarrell@threeriversrc.com	770-854-6026	
Al Grieshaber	City of Grantville – City Manager			
Brennan Jones	City's Engineer - Brennan Jones Engineering Associates, LLC	brennanjones@comcast.net		
Selma Coty				
Ruby Hines				
DAVID H. SMITH	Grantville SR Center	davidhs@bellsouth.net	678 416 6306	
2011 DAVID SMITH		davidhs@bellsouth.net	678 278 8408	
Brenda Maddox			770-846-7247	
Julie Hines	City Council	julie.hines@grantvillega.gov	770-583-2781	
Brennan Jones	Grantville City Admin	brennanjones@comcast.net	(770)686-8410	

Comprehensive Plan Update
 City of Grantville Comprehensive Plan Update 2016-2036
 Open House/Public Input/Visioning Workshop

May 17, 2016
 6:00 pm to 8:00 pm
 City Hall
 Three Rivers Regional Commission Facilitating

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
James A. Abraham, Sr.	Three Rivers Regional Commission	jabraham@threeriversrc.com	678-692-0510	
Paul Jarrell	Three Rivers Regional Commission	jarrell@threeriversrc.com	770-254-6026	
<i>Sabrina Cobb</i>	<i>Comp Packagers, etc Place Grantville</i>	<i>spcobb@earthlink.net</i>	<i>770-583-8869</i>	<i>Sabrina Cobb</i>
Al Grieshaber Jr.	Grantville	<i>agrieshaber@grantvillega.org</i>	770-583-2289	<i>Al Grieshaber</i>
Brenda Muddox	Grantville	NA	770-583-2328	B Muddox
Ruby Dimes	Grantville	<i>rubydimes@grantvillega.org</i>	770-583-2781	R Dimes

Comprehensive Plan Update
 City of Grantville Comprehensive Plan Update 2016-2036
 Steering Committee Meeting
 Tuesday, June 7, 2016
 2:00 pm
 City Hall
 Three Rivers Regional Commission

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
James A. Abraham, Sr.	Three Rivers Regional Commission	jabraham@threeriversrc.com	678-692-0510	
Paul Jarrell	Three Rivers Regional Commission	pjarrell@threeriversrc.com	770-854-6026	
Selma Gabry Doty		spceddy@earthlink.net spceddy	770-583-2869	
Al Grieshaber, Jr.	City Manager	agrieshaber@grantvillega.org	770-583-2289	
Brenda Muddox	Grantville Planning & Zoning Commission	N/A	770-583-2328	
Ruby Hines	City Council	rubyhines@grantvillega.org	770-538-2781	
David Smith		davidhs@bellsouth.net		
Brennan D. Jones	<i>BTEA / Zoning Advisor</i>	brennanjones@comcast.net		

Comprehensive Plan Update
 City of Grantville Comprehensive Plan Update 2016-2036

Steering Committee Meeting
 Tuesday, June 21, 2016

2:00 pm
 City Hall
 Three Rivers Regional Commission

Sign-In Sheet

NAME	ORGANIZATION	EMAIL ADDRESS	PHONE	SIGN
James A. Abraham, Sr.	Three Rivers Regional Commission	jabraham@threeriversrc.com	678-692-0510	
Paul Jarrell	Three Rivers Regional Commission	plarrell@threeriversrc.com	770-854-6026	
Selma Coty		spcoty@earthlink.net	770-583-2869	
Al Grieshaber, Jr.	City Manager	agrieshaber@grantvillega.org	770-583-2289	
Brenda Muddox	Grantville Planning & Zoning Commission	N/A	770-583-2328	
Ruby Hines	City Councilmember	rubyhines@grantvillega.org	770-538-2781	
David Smith		davidhs@bellsouth.net		
Brennan D. Jones, P.E.	BJFA, LLC, Zoning Administrator	brennanjones@comcast.net		
Sam Mukoro	TRRC GIS Planner	smukoro@threeriversrc.org	678-692-0510	
<i>MARION T. BRICK</i>	<i>My Self</i>		<i>7708974524</i>	<i>Marion D. Brick</i>

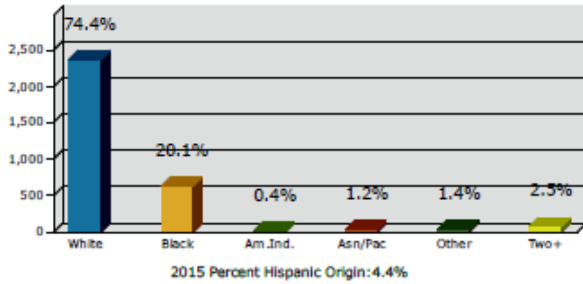


Graphic Profile

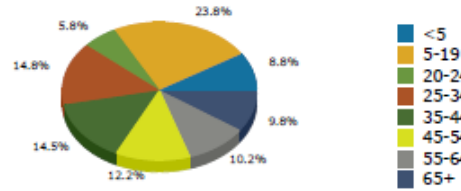
Grantville City, GA
Geography: Place

Prepared by Esri

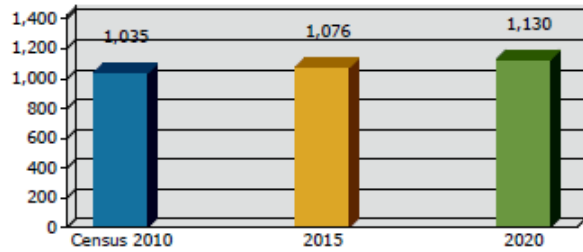
2015 Population by Race



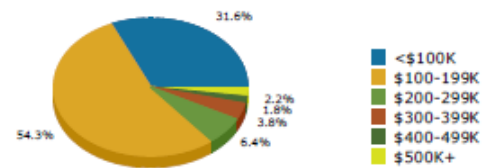
2015 Population by Age



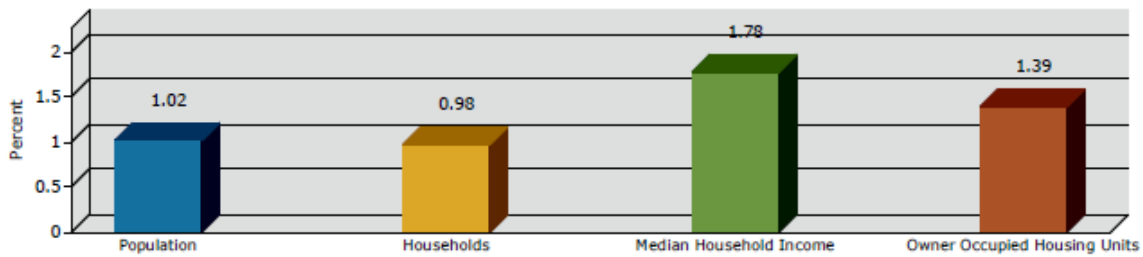
Households



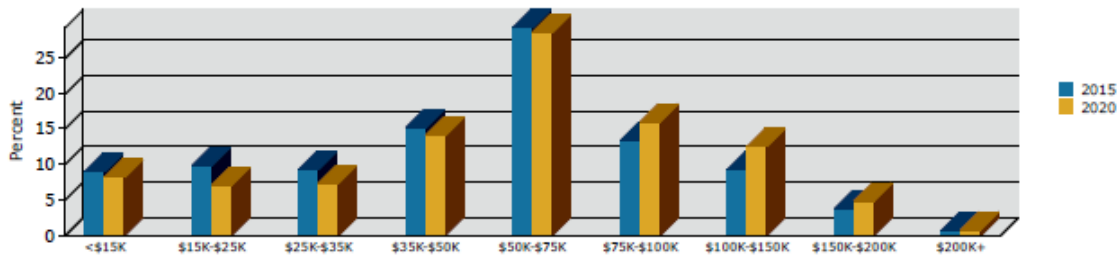
2015 Home Value



2015-2020 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

June 14, 2016



WE WANT YOUR INPUT

The City of Grantville has begun the update process to its 2016-2036 Comprehensive Plan, which is due October 31, 2016. The purpose of the Plan is to provide a guide for future growth, development and implementation of local, regional and state government levels. The Plan is being developed in accordance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989, and the new rules which became effective March 1, 2014. The process consist of key components which involves receiving input from the citizens of Grantville and the general public on issues of Economic Development, Development Patterns, Mobility, Community, Conservation, Livability and Governance. This plan, will serve as a guide for decision-makers to guide the City of Grantville for the next 20 years and beyond. The process of updating the City of Grantville Plan includes two areas of focus involving community involvement and steering committee input. Citizens will be a vital part of the plan update through identification of issues and concerns via Public Open Information Open House and sharing of constructive input on via other social media outlets.

In an effort to gather inputs from the citizens of Grantville and the general public, the City of Grantville will be holding an Open House/Public Input/Public Information/Visioning workshop at Grantville City Hall located at 123 Lagrange Street, Grantville, GA 30220, from 6:00 pm sharp. The purpose of this event is gathered the citizen and public input into the planning process. The event will facilitated by staff of the Three Rivers Regional Commission and the citizens will be allowed to ask question and comments on the process and plan.

PUBLIC NOTICE

The City of Grantville has begun the update process to its 2016-2036 Comprehensive Plan, which is due October 31, 2016. The purpose of the Plan is to provide a guide for future growth, development and implementation of local, regional and state government levels. The Plan is being developed in accordance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989, and the new rules which became effective March 1, 2014. The process consist of key components which involves receiving input from the citizens of Grantville and the general public on issues of Economic Development, Development Patterns, Mobility, Community, Conservation, Livability and Governance. This plan, will serve as a guide for decision-makers to guide the City of Grantville for the next 20 years and beyond. The process of updating the City of Grantville Plan includes two areas of focus involving community involvement and steering committee input. Citizens will be a vital part of the plan update through identification of issues and concerns via Public Open Information Open House and sharing of constructive input on via other social media outlets.

In an effort to gather inputs from the citizens of Grantville and the general public, the City of Grantville will be holding its first Public Hearing at 6:00 PM on February 8, 2016 at Grantville City Hall located at 123 Lagrange Street, Grantville, GA 30220. The purpose of the hearing is to announce to the public that the City of Grantville is updating the city's Comprehensive Land Use Plan 2016-2036 and the public is invited to comment to the Mayor and City Council at that meeting. The citizens with also be allowed to ask question and comments to the Three Rivers Regional Commission staff who will be in attendance at that meeting to brief the community on the process being used to develop the plan, gather community inputs and comments.

Questions should be directed to Al Grieshaber, City Manager at 770-583-2289.

WE WANT YOUR INPUT

City of Grantville Comprehensive Plan Update 2016-2036

Open House/Public Input/Public Information/Visioning Workshop

Tuesday, May 17, 2016 - 6:00 – 8:00 p.m.

AGENDA

- I.** Welcome and Introduction, James A. Abraham, Sr.
- II.** Overview of the Comprehensive Plan process (PowerPoint presentation) Paul Jarrell, Planner TRRC
- III.** SWOT Analysis, James Abraham and Paul Jarrell
- IV.** Discussion and citizen input, James Abraham
- V.** Visioning Exercise, James Abraham
- VI.** Public comments, James Abraham and Paul Jarrell
- VII.** Adjourn

Thank you for coming and your participation is important!
Three Rivers Regional Commission (TRRC) Planning Staff

**City of Grantville Comprehensive Plan Update 2016-2036
Open House/Public Input/Visioning Workshop
May 17, 2016
6:00 pm to 8:00 pm
City Hall
Three Rivers Regional Commission Facilitating**

Summary of the Visioning Exercise:

What are the things you like most about the City of Grantville?

- Quite place to live and safe
- Low crime area
- Easy entrance area
- Real estate

What things would you change about the City of Grantville?

- Division in the city
- Make up of city council

What would you like the City of Grantville to be like in 20 years?

- All streets paved in the city

Thank you for your input!

Three Rivers Regional Commission (TRRC) Planning Staff

**City of Grantville Comprehensive Plan Update 2016-2036
Open House/Public Input/Visioning Workshop
May 17, 2016
6:00 pm to 8:00 pm
City Hall
Three Rivers Regional Commission Facilitating**

**City of Grantville
Comprehensive Plan Update 2016-2036**

Facilitated by: Three Rivers Regional Commission (TRRC)

The following is a summary of the results from visioning exercises (from both steering committee meeting and open house).

Vision Statement 2016-2036 Comprehensive Plan Update

The General Vision Statement is intended to help paint a picture of what the City of Grantville desires to become by the end of the current planning period. Grantville's general vision statement is written from the perspective that the current year is 2036, and it is as follows:

The City of Grantville envisions its small-town character enhanced over the next twenty years. Both the historically significant architectural resources and the beauty of the Center of the city distinguish this character. The center of Grantville is a functional area that is the central focus of town; it includes governmental, recreational and public assembly activities supplemented by small shops and businesses. The City sees its architectural heritage preserved and the center of Grantville strengthened as the central community focus, and that in Grantville:

- Traffic is controlled;

- The street network is a pedestrian- friendly environment with street trees, attractive signage and stores in scale with the environs and close to the street;
- A system of sidewalks and trails provides a network within and between neighborhoods, commercial areas, and public facilities;
- Substantial open space is preserved supporting small-town character, providing balance to developed areas, and protecting our natural resources;
- A range of activities for social interaction and services for social needs is provided, with particular emphasis on specific activities for youth and seniors;

- Active and passive recreational needs are met for residents of all age groups and physical capabilities;
- Superior public education is provided by a diverse educational program; and
- Housing choices for different types of units are available and affordable for all.
- Capitalize on movie industry using downtown area
- Promote festival and farm to table activities

Responses:

We do not have recreational structures for handicapped individual. Needed in the vision and I am unaware of a diverse educational program. This need to be implemented. Need to have a study done on our water supply that is purchased from Coweta County – Newnan.

My draft vision Historical homes restored pocket parks throughout the city, vacant homes and property maintained.

List three places you would avoid taking out-of-town visitors. Be as specific as possible.

- 1) Because I love Grantville I have no place that I would avoid taking outsiders. I would give them a tour of the entire city.
- 2) Mill Village because of its appearance

List three specific challenges that must be addressed in order to achieve the vision of Grantville; Challenges are things that can be addressed through programs or leadership.

- 1) Multipurpose building
- 2) Festival for the city
- 3) Need to have development of commercial/industrial businesses
- 4) Lack of High speed Internet

List three specific physical obstacles that could prevent the City from achieving its vision. Physical obstacles are things such as inadequate infrastructure. (However, a response about infrastructure should be very specific about what type of infrastructure, and if appropriate, the location.)

- 1) Lack of side walks
- 2) Lack of funding for side streets

- 3) Lack of telecommunications
- 4) Lack of money
- 5) Lack of “campaign” to promote growth

List three specific types of services that are not available or not adequately available to support the future vision of the City of Grantville. (Services may include such things as higher education, medical care, or government services.)

- 1) Medical clinic closed
- 2) City-wide high speed Internet
- 3) Doctor office/Dental offices
- 4) Assisted living community

List three types of facilities or establishments that are not available in the City of Grantville that could work against achieving the vision. (For example, if the vision might include attention to tourism and there are no quality lodging establishments, this would be an obstacle.)

- 1) Bed and breakfast inn
- 2) City owned shuttle bus
- 3) Doctor’s office
- 4) Fast food restaurants
- 5) Downtown businesses (antique stores, shops, coffee shop, etc)

If you have additional obstacles that have not yet been covered and should be considered, please list them here:

- 1) Build relationship with Lack other

**Thank you for coming and your participation is important!
Three Rivers Regional Commission (TRRC) Planning Staff**

City of Grantville

Comprehensive Plan Update 2016-2036

Facilitated by: Three Rivers Regional Commission (TRRC)

The following is a summary of the results from visioning exercises (from both steering committee meeting and open house).

SWOT Analysis

Strengths

- Audits in place in
- Movie set
- Historic downtown
- Proximity to I-85
- Bedroom community
- Annual festival (Grantville Days)
- Closeness to I-85
- Historic character
- Ease of access
- Peaceful town
- Reasonable real estate
- Ease of connection to I-85 and 29 Hwy

Weaknesses

- Lack of businesses moving to the area.
- Lack of recreation opportunities for all ages.
- Lack of proper lighting throughout some areas of the city
- Lack of signage on buildings
- Four (4) day work week
- Extensive road improvements are needed
- Internet access is not available throughout the city may limit commercial and industrial development.
- Lack of businesses i.e.: Grocery store, bank, fast food, doctor and dentist
- Needs better Code Enforcement (trash, junk removal, etc)
- Infrastructure improvements (sewer, water, gas)

- Signage – why everyone traveling on I-85 bypasses Grantville and go to Hogansville
- No parking downtown
- Zoning
- Code Enforcement
- Gateway signage
- Waste water treatment plant
- Parking
- Website
- Signage
- Lack of community spirit

Opportunities

- Near Charlie Paterson Road – collection of amusements parks and shops, rides, restaurant by the year 2020.
- Capitalize on Hwy 29/85/railroad access
- Downtown revitalization I.e.: streetscapes
- Promote business uses in downtown vacant/unused buildings
- Promote redevelopment of Grantville Mill site
- Capitalize on productive use at Mill site.
- Develop good city website
- I-85
- selling and/or marketing the city
- Extend utilities from Meriwether into Grantville
- Theme park
- Extend utilities into Meriwether County from Meriwether Street.
- I-85
- Undeveloped Industrial Parks
- Low crime
- Good close schools

Threats

- 4- day work week/10 hours per day.
- Lack of Internet access will limit the amount and possibility of commercial, industrial, and residential development
- Water loss is greater than 30% - needs to be addressed.
- I-29 /railroad crossing safety issue
- Railroad in city
- Wastewater Treatment Plant update

City of Grantville

Comprehensive Plan Update 2016-2036

Facilitated by: Three Rivers Regional Commission (TRRC)

The following is a summary of the results from visioning exercises (from both steering committee meeting and open house).

What are the things you like most about the City of Grantville?

- Quiet place to live and safe
- Low crime area
- Easy entrance area
- Real estate
- Low crime rate
- Great real estate
- Easy access
- Nice people
- Like a family
- Historic homes and Railroad depots
- Bedroom community
- Housing improvements for Mill Village, Homes on Colley Street

What things would you change about the City of Grantville?

- Division in the city
- Make up of city council
- Streetscape
- Beautification of City
- Redeveloped downtown with streetscape
- Add new Multi-use Gymnasium
- Availability of high speed Internet

What would you like the City of Grantville to be like in 20 years?

- All streets paved in the city
- Viable downtown businesses to include Boutique shops, restaurants, bar & grill, microbrewery,
- High quality commercial development on Hwy 29 corridor
- Manufacturing/Industrial development with high wage jobs
- City-wide wireless Internet

- High end residential development (no mere starter homes)
- Adult community/retirement community
- Assisted living community



City of Grantville

Strategic Planning

February 11, 2016

Facilitation provided on behalf of

Coweta-Fayette EMC

REPRESENTING GEORGIA'S ELECTRIC COOPERATIVES

STRATEGIC PLANNING
CITY OF GRANTVILLE
FEBRUARY 11, 2016

Community Stakeholders met on behalf of the City of Grantville on February 11, 2016 at the Coweta County Fairgrounds in Newnan, GA. Carrie Barnes, a Community Development Consultant from Georgia EMC, facilitated the meeting on behalf of Coweta-Fayette EMC.

PARTICIPANTS

Angelique York
Barham Lundy
Bryan Hazelton
Darwin Palmer
James Berry
Jim Sells
Marion Cieslik
Rebecca Campbell
Scott Dix
Selma Coty
Wendy York
Mayor Doug Jewell
Council Member David Riley
Council Member Ruby Hines
Al Grieshaber Jr., *City Manager*
Brennan Jones, *City Engineer*
JoAnn Byrom, *Senior Center Director*
Lynn Basham, *City Clerk*
Matthew Murray, *Code Enforcement Officer*
Patti Palmer, *Chairperson of the DDA*
Rebekah Davis, *Director, Parks and Recreation Division*
Ron Owens, *Director of Public Works and Utilities*
Steve Whitlock, *Chief of Police*
Tyree Raptis, *Chairman of the Planning and Zoning Commission*

THINGS GRANTVILLE DOES WELL

- Customer Service/Quick Response Time/Work Well Together/Helpful
- Great Stage for Film
- Safe and Affordable Community with Sense of Family
- Community Spirit/Kind People
- Public Safety
- Festivals and Events
- Splash Park

STRATEGIC PLANNING
CITY OF GRANTVILLE
FEBRUARY 11, 2016

THINGS GRANTVILLE COULD DO BETTER

- Working together/Pull Together in Times of Need/More Citizens Involved in Council Meetings/Public Participation
- New Building for the Senior Center
- Lack of Vision and Leadership
- Downtown Development/ Redevelop Mill Building
- More Events that Build Community
- Address Water Loss
- Updated and Interactive Website
- Revise Ordinances to Have More Impact
- Support Our Leaders
- Better Auditing
- Attract More Businesses
- Gateway Signage

BIG IDEAS FOR GRANTVILLE

- Economic Development (Large Industry, Agriculture, Retail Center, Large Employer)
- Make Downtown the Heart of Our Community
- Multipurpose Building (Somewhere everyone can enjoy, Senior Center and Sports Facility)
- Keep Grantville Beautiful Program (Signage, Garden Club, Garbage Cleanup on Roads)
- Skate Park
- Wastewater Treatment Plant/ Capital Improvement Plan

ADDITIONAL GOALS

- Improve Communication Between City Leaders and the public (website, social media, celebrate our successes, town hall meetings, recognition programs, consider hiring a Public Information Officer)
- More Emphasis on Historic Preservation
- More Events to Draw People (Pickin at the Depot, Festival, Monthly Events)

PRIORITY GOALS



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PRIORITY GOAL 1: MORE EVENTS TO ATTRACT PEOPLE

Partners: Local Businesses, Local Newspaper, Mayor & City Council

Resources: Social Media, Banners Downtown

Next Steps:

- Plan events on the same day each month
- Work with local media outlets to publicize events
- Event ideas:
 - o Grantville Day/Yard Sale
 - o Monthly Auctions
 - o Pickin and Grinning music event
 - o Holiday Events
 - o Movie on the Green

PRIORITY GOAL 2: MAKE DOWNTOWN THE HEART OF OUR COMMUNITY

Partners: City of Grantville, Public/Private Partnership, Downtown Development Authority

Resources: Streetscape Grant (GDOT), Opportunity Zone, Tax Assessment, Forgiveness of Permit Fees for Redevelopment Projects, Public/Private Partnership (Loan Backing, Funding)

Next Steps:

- Develop Streetscape Plan for Downtown Grantville
- Develop Redevelopment Plan for Mill Property
- Focus Areas:
 - o Historic Preservation
 - o Redevelopment of Downtown and Mill Property
 - o Put Vacant City-Owned Buildings to Use (Freight Depot, Passenger Depot)
 - o Mill Property Potential Uses: Loft Apartment, Micro Brewery, etc
 - o Decentralize City Hall to use Downtown Buildings
 - o Relocate Powerlines in Downtown
 - o Improve curb appeal!

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PRIORITY GOAL 3: MULTIPURPOSE BUILDING

Partners: Coweta County Schools, Adult and Student Education Programs

Resources: Grant funding, Teachers, Children to help lead the programs, Seniors, Sponsorships to Assist with Developing the Building

Next Steps:

- Keep in contact with Coweta County about the RESA building
- Write a letter to RESA expressing our interest in repurposing the building
- Keep eyes open for a good location

PRIORITY GOAL 4: ECONOMIC DEVELOPMENT

Partners: Greg Wright (Coweta County Development Authority), Economic Development specialists

Resources: Local Legislators (Matt Brass, Mike Crane), Statewide Resources

Next Steps:

- Get the City of Grantville current on auditing to qualify for state resources and grant funding

WRAP UP & ADJOURN

Facilitator Carrie Barnes closed by telling the group she enjoyed working with them on behalf of Coweta-Fayette EMC and looks forward to working with them in the future. There being no further business, the meeting was adjourned.

RESOLUTION

#2016-12

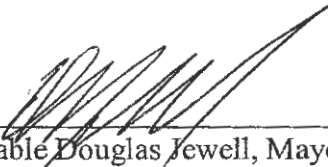
WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

WHEREAS, the Comprehensive Plan Update for the City of Grantville, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures, and

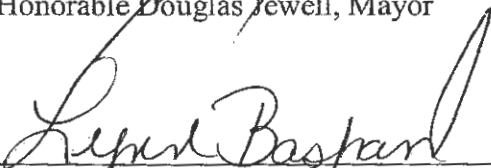
NOW THEREFORE, BE IT RESOLVED by the City of Grantville that the Comprehensive Plan Update for the City of Grantville, Georgia dated 2016, as approved by the Georgia Department of Community Affairs is hereby adopted, and furthermore, that the Three Rivers Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 17th day of November, 2016

City of Grantville



Honorable Douglas Jewell, Mayor



Lynn Basham, City Clerk