

# CITY OF SENOIA 2016 – 2036 **DRAFT** COMPREHENSIVE PLAN



G · E · O · R · G · I · A EST. 1866

*The perfect setting. For life.*

**PREPARED FOR:**

**CITY OF SENOIA  
P.O. BOX 310  
80 MAIN STREET  
SENOIA, GEORGIA 30276**

**PREPARED BY:**

**THREE RIVERS REGIONAL COMMISSION  
120 NORTH HILL STREET  
P.O. BOX 818  
GRIFFIN, GEORGIA 30224**

[WWW.THREERIVERSRC.ORG](http://WWW.THREERIVERSRC.ORG)

## **TABLE OF CONTENTS**

<b>Letter of Transmittal</b> .....	3
Acknowledgments .....	4
Introduction .....	5-9
<b>Environmental Planning Criteria</b> .....	9-10
<b>Regional Water Plan</b> .....	11
<b>Community Participation</b> .....	12-14
Vision Statement.....	15
<b>List of Community Goals</b> .....	16-18
Community Priorities and Policies .....	19-23
<b>Needs and Opportunities</b> .....	24-26
<b>Future Land Use and Zoning</b> .....	27-30
Land Use Map.....	31
Future Land Use Map .....	32
Economic Development .....	33-44
<b>Transportation (required)</b> .....	45-48
Housing .....	49-57
Annexation Policy .....	58-60
<b>Report of Accomplishment (2011 – 2016)</b> .....	61-64
<b>Community Work Program 2016-2021</b> .....	65-69
Additional Planning Information .....	70-72
<b>Appendix</b> (Resolution of Adoption, Sign in sheets, Advertisements, Surveys).....	73

Larry M. Owens  
Mayor



Richard W. Ferry  
City Manager

September 19, 2016

RECEIVED  
SEP 20 2016

Three Rivers Regional Commission  
120 North Hill Street  
P.O. Box 818  
Griffin, Georgia 30224

RE: Comprehensive Plan Update Submittal

The City of Senovia 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 Dina Rimi, Community Development Director at (770) 599-3679 or via email at [drimi@senovia.com](mailto:drimi@senovia.com).

Sincerely,

Larry Owens, Mayor  
City of Senovia

Enclosures

The City of Senovia • P.O. Box 310 • Senovia, GA 30276  
TEL: 770-599-3679 • FAX: 770-599-0855  
[www.senovia.com](http://www.senovia.com)

## **ACKNOWLEDGEMENTS**

### **Three Rivers Regional Commission Planning Staff**

Jeannie Brantley, Planning Director  
James A. Abraham, Sr., Planner/Project Manager (Griffin Office)  
Kimberly Dutton, Planner (Franklin Office)  
Paul Jarrell, Planner (Franklin Office)  
Sam Mukoro, GIS Planner (Griffin Office)

### **City of Senoia City Council**

Honorable Larry Owens, Mayor  
Honorable Bobby Graham, Mayor Pro-Tem  
Honorable Chuck Eichorst, Councilmember  
Honorable Maurice Grover, Councilmember  
Honorable Jeffery Fisher, Councilmember

### **Steering Committee Members**

Richard Ferry, City Manager  
Honorable Chuck Eichorst, Councilmember  
Jason Edens, Chief of Police  
Bill Wood, Senoia Development Authority  
Maureen Schuyler, Historic Preservation Commission  
Randy Padgett, Senoia Public Works Director  
Shelby Barker, Senoia Planning Commission  
Suzanne Helfman, Downtown Development Authority  
Susan Stitt, At-large

### **City of Senoia Staff**

Richard Ferry, City Manager  
Jason Edens, Chief of Police

*"To accomplish great things, we must not only act, but also dream; not only plan, but also believe".*

*~Anatole France*

A dream without a plan is a wish.

## **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 Senoia, to effectively plan for its future and to improve communication with its neighboring communities. The City of Senoia intends to use the comprehensive plan as a guide in the day-to-day decision-making. This plan 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 which cities and counties within the State of Georgia are responsible for maintaining their plans and ensuring that they accurately reflect their current community conditions and the community's goals and priorities for the future. The maintenance of these plans includes amendments and regular updates. The City of Senoia shall determine when such amendments are necessary that will address the changing circumstances that may have detracted from the usefulness of these plans as a guide to its local decision-making. In addition, at a minimum, the city must prepare and submit five-year updates to this comprehensive plan.

The Georgia Planning Act also requires the city 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.

**THE PURPOSE:** The City of Senoia 2016-2036 Comprehensive Plan is intended to provide city elected and appointed officials, staff, community leaders, and residents of Senoia with a guide for the future growth and development of the city over the next 20-year horizon. The Plan was developed in cooperation and in accordance with the Minimum Planning-Standards and Procedures of the 1989 Georgia Planning Act. The Comprehensive Plan will serve as a guide for making everyday decisions, which are supportive of the community's stated vision for its future. It is intended that this plan should serve as the city's main tool in assessing development proposals, including rezoning applications and redevelopment plans. For the residents of Senoia, business owners, and members of the development community, this plan provides insight into what types of land uses and development are appropriate at various locations throughout the City of Senoia. Through the process of evaluating various functions and services, this plan is a point of reference for Senoia's city staff in preparing capital improvement programs and associated budgets.

Jordan Jones & Goulding completed Senoia's most recent comprehensive plan in November 2005. The Capital Improvements Element (CIE) provides the city with a schedule for major investments in public facilities and serves as the basis for an impact fee program. The Georgia Department of Community Affairs (DCA) oversees and provides guidance for local comprehensive planning in Georgia. The department's Standards and Procedures for Local Comprehensive Planning, as updated in May 2005, provides a substantial overhaul of Georgia's planning process. This plan is a full update and does include all of the elements of the new DCA standards.

The City of Senoia Comprehensive Plan is the product of over a 12-month process utilizing a framework as established by the Planning Act. Community goals were addressed through citizen and government official input, and a new community vision for Senoia was devised and amalgamated into the city's vision statement. Building on currently defined maps of the city, a future development map with an accompanying narrative was compiled using zoning and future land uses delineated by the city's stakeholders. The city chooses zoning as opposed to character areas to meet the land use requirement. In addition, needs and opportunities were also derived during this process. Finally, assessing the city's goals for future and current projects developed a community work program.

Another purpose of this plan is to meet the intent of the "Standards and Procedures for Local Comprehensive Planning", as established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of Comprehensive Plan in accordance with these standards is an essential requirement in the City of Senoia's status as a QLG "Qualified Local Government".

Future updates to the Comprehensive Plan shall occur, at a minimum, every 5 years. Officials should determine at that time, if the Comprehensive Plan needs a major update, based upon the degree of changes in economic, development and land use or not. However, if the officials deemed that little has changed, minor revisions to the plan may be sufficient in the form of plan amendments/updates. If major changes have occurred or if the data upon which the plan is based has become dated, a complete update of the Comprehensive Plan should be commissioned.

This plan is limited to only the incorporated areas of the City of Senoia. The city limits covers 5.4 square miles of land and 0.1 square miles of water according to the last census data. The city bordered to the north by Peachtree City in Fayette County and is located in the southeastern part of Coweta County, Georgia. It is approximately 34.7 miles south of Atlanta on GA 85 South, 71 miles on I-75 North and GA 16 West to Macon, and 79 miles on I-185 North and GA 18 East to Columbus. Hartsfield-Jackson Maynard International Airport is 45 minutes and 35 miles on GA 74 North and I-85 North. The major roadways that serve the city include GA 85, GA 74, and GA 16.

**PROCESS:** The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs (DCA), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, which were recently revised to improve the process of developing and adopting a Plan. By allowing local governments' greater flexibility in choosing their Plan's content, the resulting Plan is designed to be more relevant to the unique issues that each community faces, and more useful in supporting day-to-day decisions. Effective on March 1, 2014, the new rules require that plans include a minimum of three distinct components, which are: Community Goals (Vision Statement, Goals and Character Area Map or Land Use), Needs and Opportunities (i.e.: Community priorities) and Community Work Program (that is a five-year action plan with long term and ongoing activities). This component was formerly called "Short-Term Work Program".

**REVIEW PROCESS:** The City of Senoia will transmit the plan to the Three Rivers Regional Commission (TRRC) when all three components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the TRRC will forward the plan to the Georgia Department of Community Affairs (DCA) for their review. Once the plan has been found by the DCA to be in compliance with the Minimum Standards and Procedures, the City Council must adopt the approved plan. Adoption must occur at least 60 days, but no more than one year, after submittal to the TRRC for review.

**LOCATION:** Senoia is located in the southeastern quadrant of Coweta County in the west-central part of Georgia, and bordered to the north by Peachtree City in Fayette County, and approximately 35 miles southwest of Atlanta.



# **ENVIRONMENTAL CRITERIA**

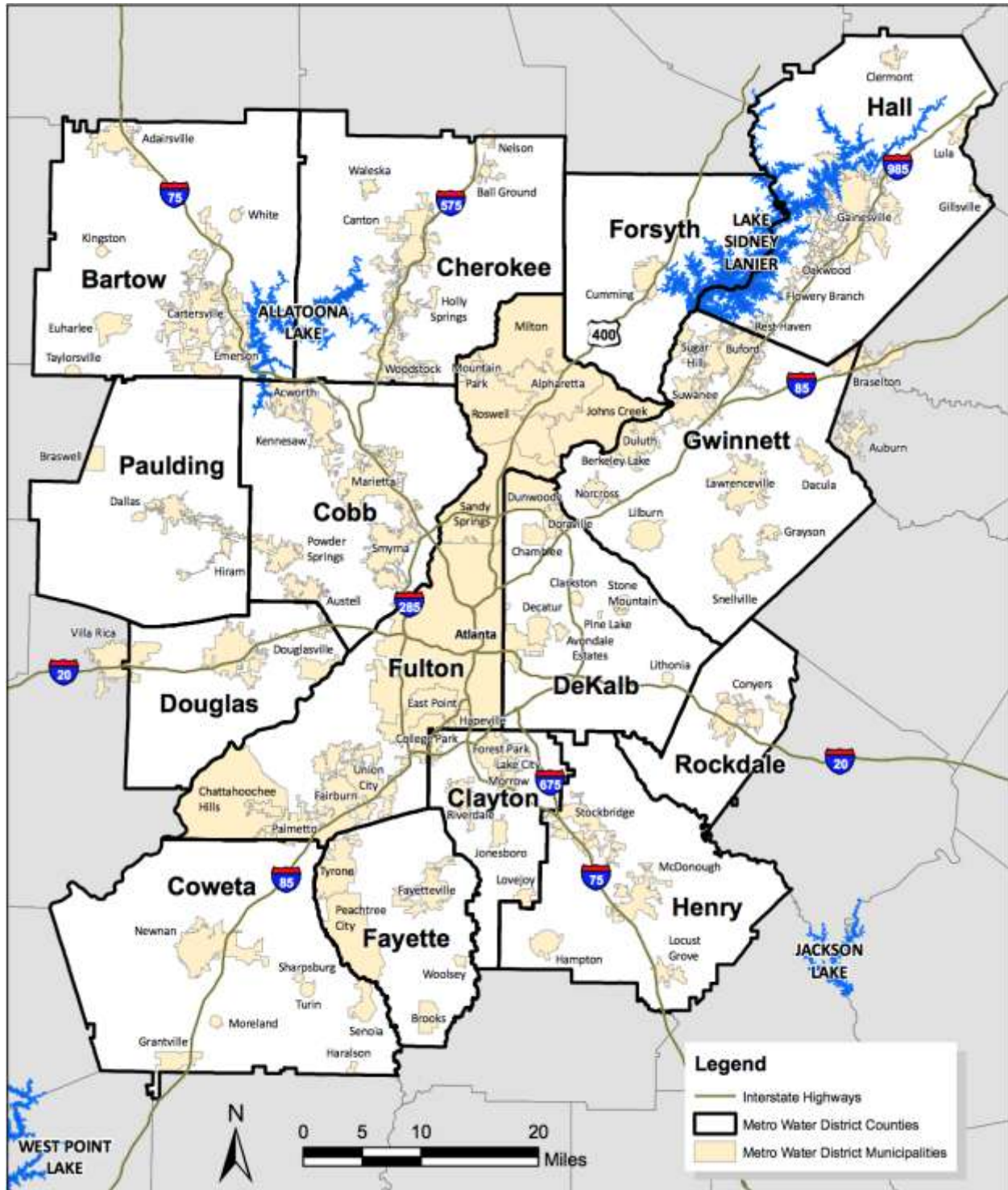
## **ENVIRONMENTAL CRITERIA**

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 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. The City of Senoia Code of Ordinances Chapter 40 Land Development, Section 40-127, 40-193, 40-194, 40-195 addresses Watershed Protection/erosion control, drainage. Flood control IN addition, Article XI of the City's Ordinances addresses Vegetation Protection and Landscape requirements. These Rules for Environmental Planning and the City's Ordinances were considered when developing the comprehensive plan update for the City of Senoia.

**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 Senoia falls under that jurisdiction and will adhere to all the requirements and regulations governing thereof.



# ***COMMUNITY PARTICIPATION***



**CITIZEN PARTICIPATION:** Public participation was an integral part of the planning process. A public hearing was held on May 18, 2015 to inform the local citizens of preparation of the plan. The residents were also invited to public participation meetings on November 19, 2015 and March 31, 2016 to have their input included in the community vision and future development. In addition, citizens also participated in online community surveys conducted by the consultants on Survey Monkey as well as paper surveys that were distributed at the City Hall in Senoia.

The Update of Senoia’s Comprehensive Plan relied heavily on public input. Throughout the planning process a Committee of stakeholders that included community leaders, city staff, developers, and interested citizens met to discuss issues they see important to guiding Senoia into the future. This Committee provided valuable feedback, guidance, and recommendations about the comprehensive plan and served the integral role of guiding the update and the content of the resulting document.

It is interesting to note that of all the methods used to announce citizen participation meetings as part of the planning process, the most successful was the posting of signs. Despite advertising in the newspaper and the website to announce the first public meeting, fewer than 10 residents attended. As a result, the city used social media and posted signs at key intersections to announce the second public meeting.

At this meeting over 50 residents attended. When asked, residents stated that they attended as a result of seeing the signs. More and more people use social media to find out information, it would benefit the city to be more active using innovative methods to make public announcements. Rather than just on rare occasions, a more active presence on social media will allow for the city to communicate with its citizens about what’s happening in the city and with city government.

**TABLE 1  
PROJECT STAFF MEMBERS**

<b>Name</b>	<b>Organization</b>
James A. Abraham, Sr., Planner & Project Manager	Three Rivers Regional Commission, (Griffin Office)
Kimberly Dutton, Planner	Three Rivers Regional Commission, (Franklin Office)
Richard Ferry, City Manager	City of Senoia

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

<b>City of Senoia Steering Committee Members</b>	<b>Organization</b>
Richard Ferry	City of Senoia, City Manager
Honorable Chuck Eichorst	Councilmember
Jason Edens	Chief of Police, Senoia Police Department
Bill Wood	Senoia Development Authority
Maureen Schuyler	Historic Preservation Commission
Randy Padgett	Senoia Public Works Director
Shelby Barker	Senoia Planning Commission
Suzanne Helfman	Senoia Development Authority
Susan Stitt	Member-At-large



## ***SENOIA VISION STATEMENT***

The City of Senoia will provide sound and thoughtful growth focusing on sustainable economic development, excellent public services, preservation of historic resources, and continuation of its unique small town atmosphere.

# ***LIST OF COMMUNITY GOALS***





## LIST OF COMMUNITY GOALS

**Economic Prosperity:** Senoia will 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:** Senoia will 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 and renewable energy generation; encouraging green building construction and renovation; preserving historic structures; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

**Sense of Place:** Senoia will protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; 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.

**Local Preparedness:** Senoia will identify and put in place the prerequisites for the type of future the community seeks to achieve.

These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; and leadership and staff capable of responding to opportunities and managing new challenges.

**Regional Cooperation:** Senoia will 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.

**Transportation Options:** Senoia will address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking and cycling; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

**Efficient Land Use:** Senoia will 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.

**Housing Options:** Senoia will 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.

**Educational Opportunities:** Senoia will support making 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:** Senoia will 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 PRIORITIES  
AND POLICIES***

## **COMMUNITY POLICIES**

The City of Senoia 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 will 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. We will continue to encourage implementation and updating of our 2011 Park and Recreation Master Plan.
- Our gateways and corridors will create a "sense of place" for our 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 walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) accessible to multi-use trails and sidewalks. Creation of recreational facilities and set-aside of greenspace are important to our community. The city should consider an amendment to the land development ordinance to further protect from the negative effects of timbering and preservation of open space. We are committed to providing pleasant, accessible public gathering places, golf cart access and parks throughout the community.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community supported by smart growth development.
- We support appropriate residential and non-residential in-fill developments and redevelopment in ways that complement surrounding areas.
- 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 successful in other places.
- We will make decisions that encourage walking, biking, car-pooling, golf-carts, multi-use trails and other alternative transportation choices,

- 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 and multi-use 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 implement the Tree Ordinance and amend it to address landscape and land development plans that require maintenance of landscaping.
- 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.
- We will encourage the protection and maintenance of our historic structures by continued support of the Historic Preservation Commission. We will preserve and promote the unique historic heritage and structures and honor our designation on the National Register of Historic Places.

## ***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.
- The city will plan new development in accordance with capacity of its utilities.
- We will invest in parks and open space to enhance the quality of life for our citizens. This will include implementation of elements of the 2011 Park and Recreation Master Plan and routinely updating the master plan.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
- Senoia will continue to enforce and reexamine its stormwater management plan and develop plans to protect environmentally sensitive areas of the city.
- Senoia will continue to consider growth of its multi-use trail system into its decision-making.

## ***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, 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 eliminate substandard or dilapidated housing in our community.
- 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 decision 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.

# ***NEEDS AND OPPORTUNITIES***



## ***NEEDS AND OPPORTUNITIES***

The City of Senoia's Stakeholder's identified needs and opportunities as items that need to be addressed with corresponding implementation measures.

### ***ECONOMIC DEVELOPMENT***

- We need to maintain and expand our water and sewer facilities in order to attract new development and economic development opportunities.
- We need to promote tourism in our community, building off our history of the community as well as promoting nearby recreational opportunities.
- We need to promote revitalization of some parts of our community.
- We would like to create more jobs or economic opportunities in our community.
- We would like to develop a strategy for appropriate economic development of our community.
- We will work and encourage the film industry as a tourism opportunity.
- We would like to work with the Downtown Development Authority and the Development Authority in the development and implementation of a "Development Strategy".

### ***DEVELOPMENT PATTERNS***

- We would like to develop and promote tourism opportunities in our community.
- We would like to avoid sprawl.
- We would like to improve the appearance of parts of our community.
- We would like to promote development of vacant sites or abandoned structures in our community.

### ***MOBILITY***

- We would like to provide more bike paths and trails.
- We would like to promote existing public transportation.
- We would like to provide more sidewalks, multi-use trails and pedestrian facilities.
- We work with developers, DDA, DA and major stakeholders in coming up with parking solutions and alternatives in downtown Senoia.

### ***COMMUNITY***

- We would like to increase the amount of greenspace in our community.
- We would like to improve the curb-appeal of some commercial and residential areas.
- We would like to discourage visual clutter (such as excessive signage) along roadways.
- We would like to improve our sign ordinance.
- We would like to increase the mix of housing (by size, type, and price range) in our city.
- We would like to provide more protection of historic resources.

### **CONSERVATION**

- We would like to ensure our community has enough water now and in the future.
- We would like to manage our storm water run-off and drainage.
- We would like to preserve our rural scenery.
- We would like to better protect our natural resources.
- We would like to amend the tree protection and landscape ordinances in our land development ordinance.
- We would like to encourage development to locate in areas most suitable for new growth, particularly in infill and existing lots.

### **LIVABILITY**

- We would like to add parking at busy activity centers.
- We would like to encourage the construction of the multi-use trails in accordance with the 2011 Park and Recreation Master Plan.
- We would like to update the 2011 Park and Recreation Master Plan.

### **GOVERNANCE**

- We would like to coordinate with Coweta County, Fayette County, Peachtree City, City of Newnan and neighboring jurisdictions on shared needs.
- We would like to reduce the cost of providing public services/facilities.
- We would like to maintain the quality of life for our citizens by maintaining the friendly and small town atmosphere of Senoia.
- We will continue to work with Coweta County and our neighboring jurisdictions of the Town of Sharpsburg, City of Newnan, Town of Moreland, City of Grantville, Town of Turin and City of Haralson on the joint Comprehensive Transportation Plan.

***FUTURE LAND USE AND  
ZONING***

## ***LAND USE ELEMENT***

The City of Senoia has developed a Zoning Map which identifies each specified area and its respective boundaries. The map is followed by a description colored code of each area.

The following are the zoning categories in the City of Senoia:

- GI – General Industrial
- OI – Office Institutional
- GC – General Commercial
- HT - Historic Town Center
- MR – Multi-family
- HR – Historic Residential
- IIR – In-town Infill Redevelopment
- R20 – Residential
- R40 – Residential
- R40 – Open Space
- R40 – Conservation

In addition, the city also has the following overlays:

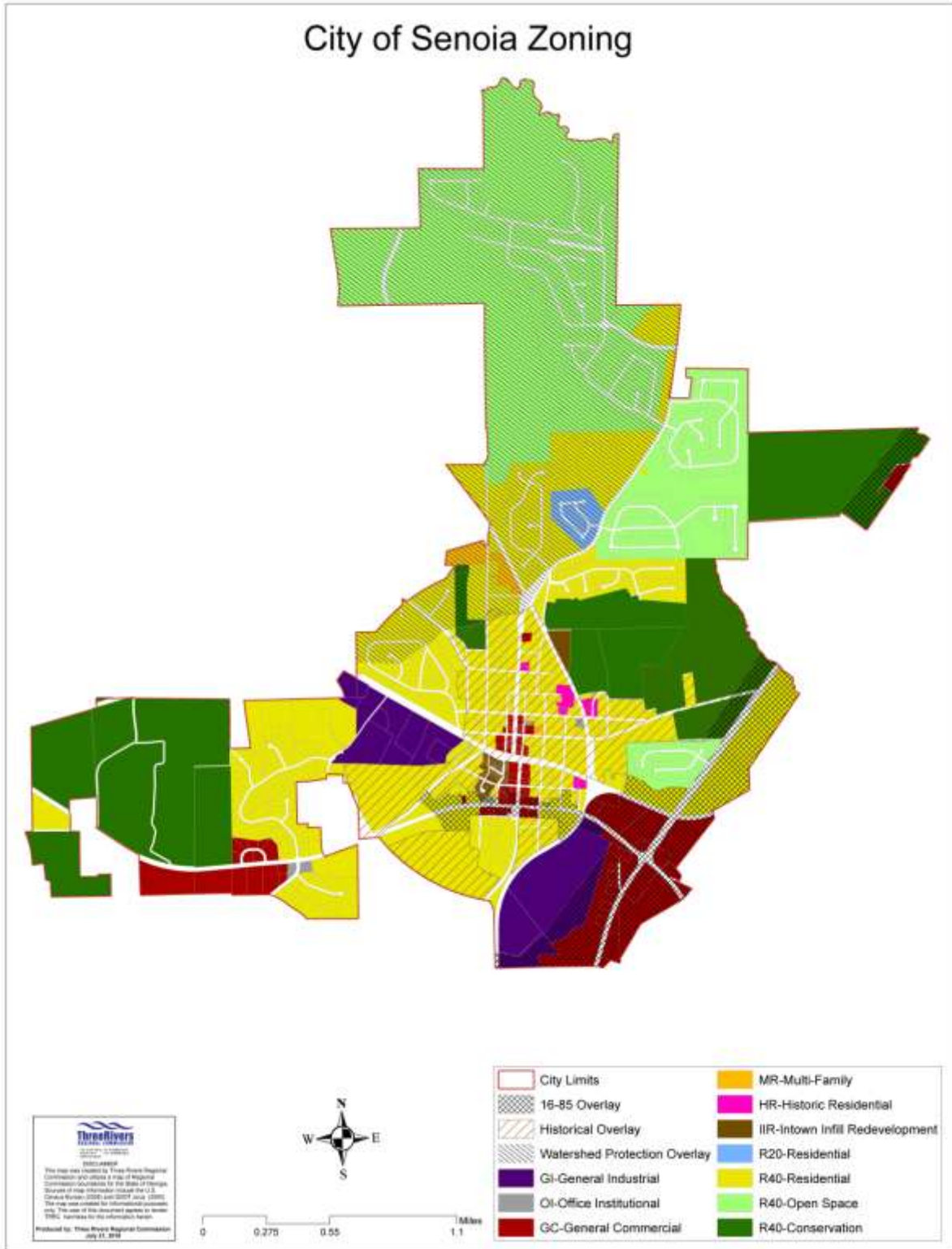
- 16-85 Overlay
- Historical Overlay
- Watershed Protection Overlay

**TABLE 3  
ZONING MAP DESCRIPTIONS**

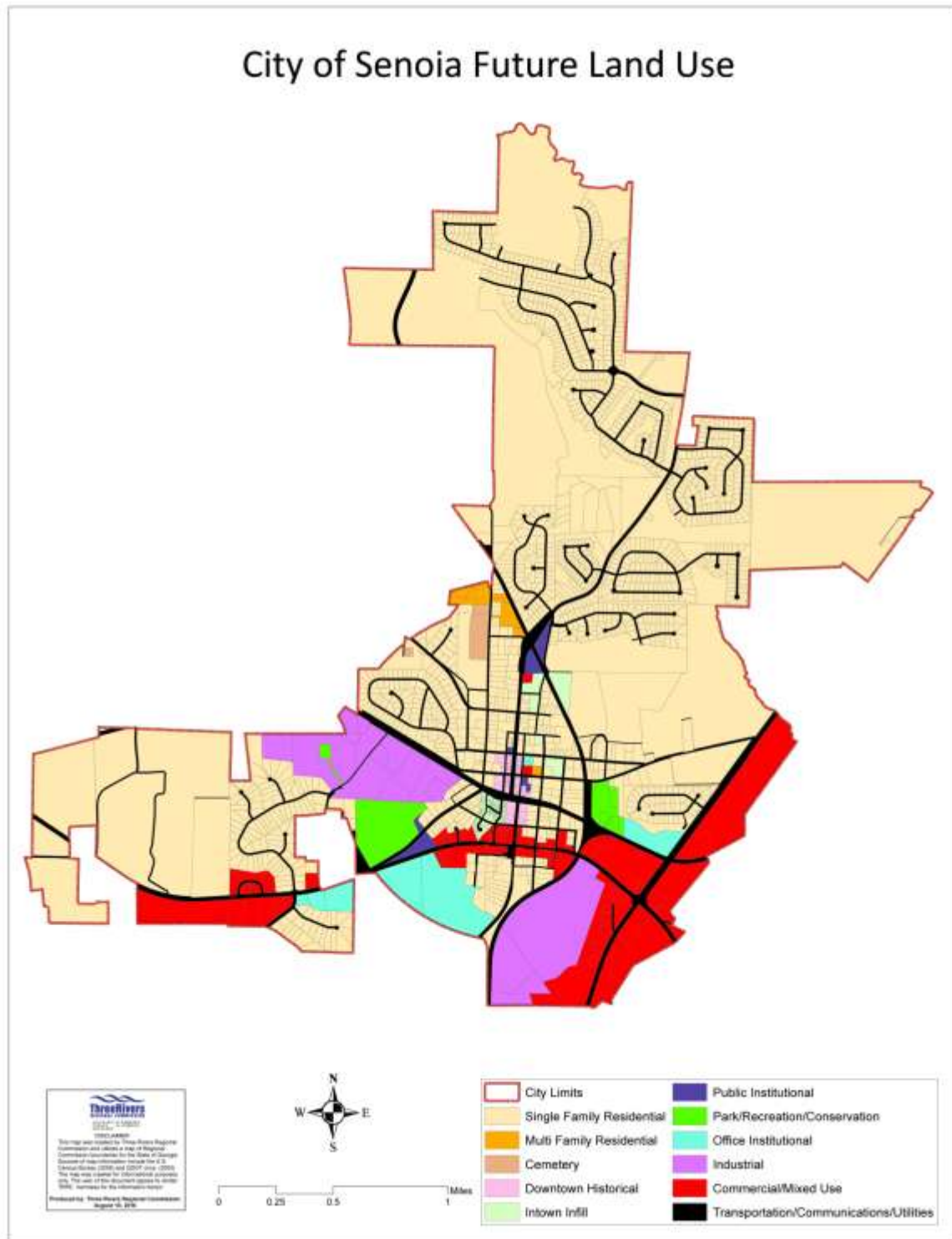
<b>ZONING DISTRICTS</b>	<b>DESCRIPTIONS/LOCATION</b>	<b>DEVELOPMENT STRATEGY</b>
R40 – Residential R20 - Residential	Residential subdivisions near downtown and on the main thoroughfares of the City.	The city intends to protect these areas from incompatible adjacent development, particularly loud or noxious uses. The construction of sidewalks in these subdivisions where there are none. The connectivity of these subdivisions to each other and near to commercial areas via multi-use trails, paths, and sidewalks. The city shall endeavor to construct pedestrian and street connectivity to future developments.
GC- General Commercial	Commercial development in the downtown and along primary corridors of the City that provides retail and other services to the public.	The City intends to develop vacant tracts and redevelop tracts in accordance to the Commercial Guidelines of the Historic Preservation Commission and GA 16/85 Commercial Overlay, where appropriate. These areas will be connected to the remainder of the city by sidewalks and multi-use trails.
OI – Office Institutional	Offices and limited commercial activities located in the transitions areas between GC and R zoning districts.	The City intends to develop vacant tracts and redevelop tracts in accordance to the Commercial Guidelines of the Historic Preservation Commission and GA 16/85 Commercial Overlay, where appropriate. These areas will be connected to the remainder of the city by sidewalks and multi-use trails.
MR - Multi-Family	A higher density residential development residential development would be appropriate.	The City intends to connect these areas to the GC and OI areas of the City with sidewalks and multi-use trails. The City will locate MR developments to avoid incompatible developments and where water and sewer can be provided.
HR - Historic Residential	A residential infill district permitted in the City’s Historic neighborhood overlay.	The City will endeavor to protect historic properties from demolitions and encourage rehabilitation with appropriate incentives. The city will work and continue to work closely with the Historic Society on these issues. The historic properties should be maintained and/or rehabilitated/restored in accordance with the US Secretary of the Interior’s Standards for Rehabilitation. All new development in the area should conform to the historic pattern of

		narrow streets on 425-foot-long blocks arranged on a grid. Pedestrian access and parks should be provided to enhance citizen enjoyment of the area. Linkages by sidewalks and multi-use trails should be encouraged as well.
IIR – In-town Infill Redevelopment	A district to promote redevelopment of challenging development areas as delineated on the Future Land Use Map	The City intends to provide development incentives to encourage redevelopment of specific areas of the city. The areas will be connected to other areas of the City by sidewalk and multi-use trails, be compatible with neighboring areas
HT – Historic Town Center	This district is described as any lot with frontage on Baggarly Way, Main Street or Barnes Street from Johnson Street to Morgan Street for the purpose of providing sales and services in the Central Business District.	The city will require that development occurs in accordance with the commercial development guidelines of the Historic Preservation Commission. The city will encourage connectivity to the central business district via sidewalks and multi-use trails.
R40 – Open Space R40 - Conservation	Compact residential development designed to protect open space including wetlands, floodplains, stream corridors, conservation areas and natural buffers.	The City will encourage preservation of more greenspace. Conservation areas should be as connected as possible. Conservation subdivisions are an essential policy tool for preserving and linking areas. In some cases, conservation areas also are planned to function as passive parks and/or greenways. Coordination and collaborative work with the Coweta County on open space plan and PDR or TDR program as critical.
16-85 Overlay	GA Highways 74/85 and 16	The creation of quality development corridor for GC development delineated on the Zoning Map of the City of Senoia. The purpose is to create a sense of place along those corridors through landscaping, architecture and improved pedestrian facilities.
Historical Overlay	The areas of the City that are included in and immediately surrounding the Nationally Registered Historic District of Senoia.	The City intends to continue infill and redevelopment that is compatible and with existing development and in accordance with the Historic Preservation Guidelines.
Watershed Protection Overlay	An overlay district located in the watershed of Hutchinson Lake.	The City intends to continue to protect the water quality of Hutchinson Lake to ensure that the drinking water of the City of Senoia is of the highest quality possible.

MAP 1 – LAND USE MAP



## MAP 2 – FUTURE LAND USE MAP





# ***ECONOMIC DEVELOPMENT***

## ***ECONOMIC DEVELOPMENT***

The purpose of this Economic Development section is to identify local economic development trends. Policy decisions should be based on a healthy commercial and industrial tax base, with a focus on the retention of local businesses. This section examines the local economic base, the labor force, economic programs, tools, and resources that are available. This information is analyzed to determine the community's strengths and weaknesses. Given the city's size and population, this can pose a challenge for policy-makers, but it is imperative that well thought out development and review regulations are in place as the city prepares itself for growth from its neighboring jurisdictions.

The quality of life in any community relates to its economic health. The number of jobs in any given community may be a primary indicator of local economic health and vitality. Likewise, while the number of jobs is important, economic development should be about more than just jobs. The City of Senoia should embark on a pro-active vision to take full advantage of SR 16 and designate that area a commercial zone.

The City of Senoia's economy comprises a small, but important, part of the regional Atlanta economy. Based on the city's 2006-2026 Comprehensive Plan, in 2006, the city had just 30 acres of commercial land with an additional 10 acres under construction. The city also had 39 acres devoted to industrial use. In 2006, the city was advised by its consultants Jordan Jones & Goulding that in order to avoid just being a bedroom community of Atlanta and Peachtree City, Senoia needed to provide more local jobs. As of today, the city has made tremendous steps towards making and identifying itself as one of the leading municipalities in Coweta County. In fact, almost every municipality in Coweta County speaks highly of the advancements that Senoia has made.

In 2006, as part of the community involvement effort, participants worked towards an economic development strategy for the city including a discussion of the city's strengths and weaknesses. At that time, Senoia was identified as having many strengths that could help to support economic development. Paramount to these strengths was the potential to expand the local tourism industry, a tactic that demands the preservation and enhancement of the city's historic small-town character. The DDA Downtown Development Authority is very active in the city and has held several open houses meeting as part of its own development and recruitment drives and the consultants were invited to participate in one such open house as part of this planning process. The City also supports the efforts of the Senoia Development Authority (DA). The DA is in the process of developing a strategic plan to help in there efforts of attracting businesses to Senoia.

As a direct result and demand for development in Coweta County and neighboring jurisdictions, Senoia local economy will experience profound changes. As the population increases in the next 20 years, demands for services will increase, and the local economy will be forced to respond with new businesses and employment opportunities.

Despite being relatively small, Senoia is a community that is close to the urbanized City of Atlanta, which is just 30 minutes away. The City may want to continue to explore and work collaboratively with its Downtown Development Authority and its Development Authority in actively pursuing Strategic Economic Development. Through it, the City can consider the types of business it needs to attract to create a healthy economy, how it should attract and retain those businesses, and provide incentives and investment programs. The Three Rivers Regional Commission (TRRC), Economic Development Plan (CEDS), can also serve as a tool for the City. These plans should be led by the DDA and DA but also include participation by the City Government, Newnan Coweta County Chamber of Commerce, neighboring Downtown, Development, and/or Industrial Authorities as well as various City stakeholders. The city should also consider joint ventures with neighboring jurisdictions, such as Peachtree City. An under explored resource in attracting economic development is the quality of life of the community. The result of all surveys conducted expressed from the residents a desire for multi-use paths to and from Peachtree City. Quality of life factors like this and projects listed in the city's 2011 Park and Recreation Master Plan are critical to the city's development and small town uniqueness and individuality.

Senoia can benefit from overall economic health from Coweta County, the neighboring Spalding and Fayette Counties, Peachtree City, and the region as a whole. The continual upgrade and maintenance of roads, infrastructures, sewer and water within the City limits will further place the City in a favorable light and competitiveness.

The City of Senoia continues to play a leading role in the renaissance of its small city sense of place as expressed by the residents during the surveys and planning process. However, gateways into the city are critical and visible and attractive signage can go a long way in bringing attention to the city limits. Highway 16 and 74/85 are all critical pathways through the City of Senoia. Annexation can be another aspect as well along SR 74/85 and SR 16 and other major thoroughfares within the City, which will provide new opportunities for businesses. Gateways like SR 16, Rockaway Road and SR 85 should be taken advantage of by the city. The annexation boundary (see page 60) shows the limits the City is considering during this planning period.

The City of Senoia should continue to actively work on its identified goals to improve the overall economic development environment of the City. Those goals should include but not limited to:

1. Continued internal and external improvement for the City on a local, sub-regional, regional and national level.
2. Continued development of a broader relationship between the private and public sector.
3. The creation of more opportunities for the residents and a strong workforce for proactive preparation for the job market.
4. The continued focus by both the DDA and DA in redefining and refining of targeted industries for business recruitment into the city.

5. The creation of a Community and/or Economic Development position to promote the City would be a major boast and benefit to the City.
6. The encouragement and creation of business incubators, and or technology sectors into the City and in particular along SR 16 and 74/85 corridor.
7. The continued partnership between the city and the Downtown Development Authority (DDA) as they play a major role in the redevelopment of the downtown. Similar efforts should be made with the Historic Society as they too play a significant role in the development of the downtown and historic nature of the city. Grant acquisition and administration is also critical to the city's continued prosperity.
8. All parties including major stakeholders and the citizens should play a leading and coordinating role in the land redevelopment efforts.
9. Continued coordination and pro-active approach by the City with Coweta County, Three Rivers Regional Commission (TRRC), Atlanta Regional Commission (ARC),
10. Development of an investment and incentive package for business development.
11. Consider the recommendations of the Senoia Downtown Development Authority (DDA) strategic plan.

#### **Strengths:**

- Historic district, including space to expand the downtown commercial district.
- Downtown is not bisected by a state route.
- Raliegh Studios.
- Tencate plant.
- Winpak plant.
- Reputation as a great place for recreational bicycling. The City has numerous designated state and county bicycle routes and a potential Senoia to Griffin rail-to-trail.
- Proximity to: Peachtree City, Peachtree City – Falcon Field Airport, Atlanta, Hartsfield Maynard -Jackson International Airport.
- Strong demand for new housing and growth.
- Trending toward higher quality housing.
- Highway 16 (best way to get from I-75 to I-85 without going to I-285).
- Two active rail lines.
- Sewer system.
- Potential for commuter rail to Atlanta.
- Liquor by the drink is permitted.
- Historical Society
- Downtown Development Authority (DDA) and Development Authority (DA).

#### **Weaknesses:**

- No interstate access.
- Limited cultural facilities.
- limited educational opportunities in the Community (but it should be noted that Coweta Charter Academy does serve K-8).

- Limited health care facilities or pharmacy.
- Limited fiber optics.

## Film and Television

The State of Georgia and in particular the metro Atlanta area is one of the fastest growing areas in the movies and filming industry. It is reported that filming is a \$7 Billion economic business to the state in 2015. Raleigh Studios is located in Senoia and is a state of the art film complex. Several TV shows and major pictures have been filmed in Senoia. The City will continue to work with the film industry in the future.

The State of Georgia has an attractive tax incentive in place for the film industry and the City of Senoia has been very pro-active and will continue to support the State’s film tax credit and encourage the continuation and the expansion of the film and movie industry in the City and the State.

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.

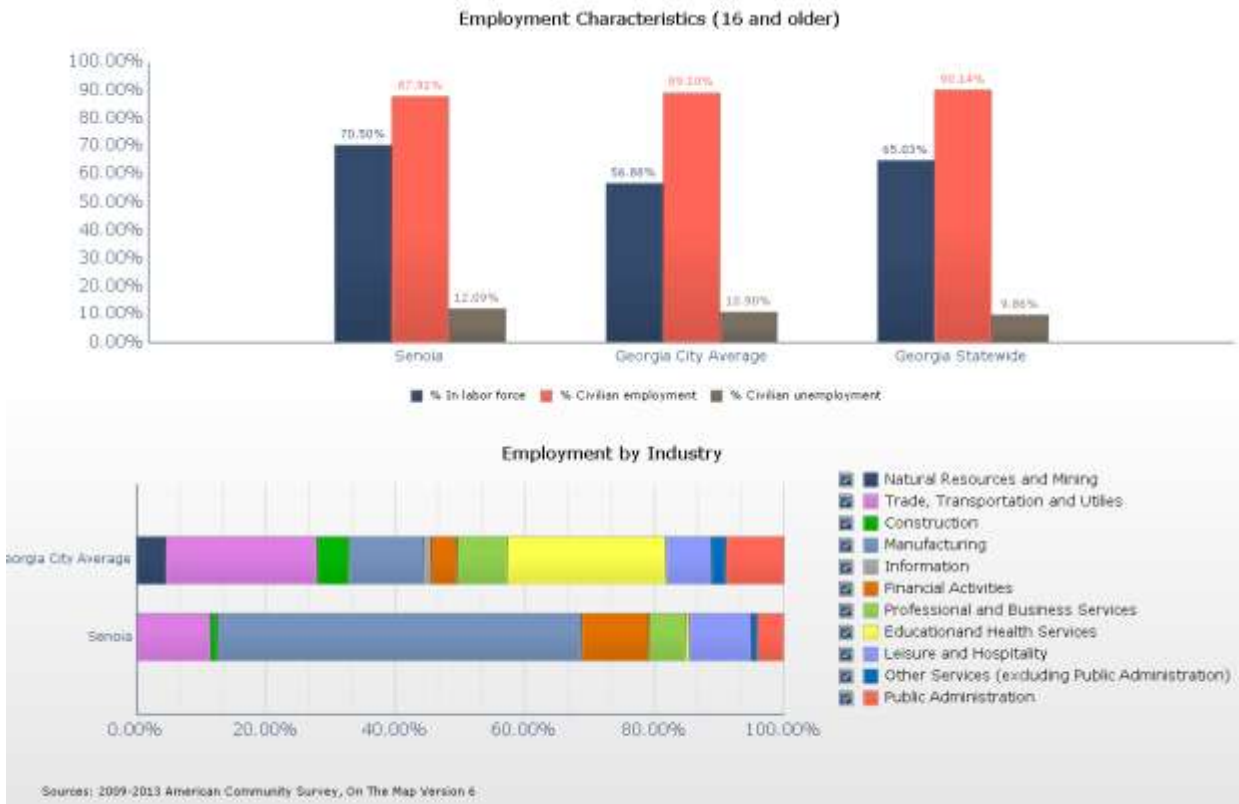
### ECONOMIC DATA



## HEALTH DATA



## LABOR DATA



## ***ECONOMIC TRENDS AND OPPORTUNITIES***

The City of Senoia lacks sufficient jobs or economic opportunities for local residents. However, given the proximity to Atlanta and the potential in Coweta County to be a growing and diverse county along with possible growth that is expected in the area, the City has an opportunity to plan for the type of jobs that it would like to attract. The importance of developing an economic development plan is critical and would help the City focus its efforts on particular industries and job types and lay the groundwork for continued redevelopment and revitalization. The City recognized that and as part of its pro-active approach the Development Authority (DA) is currently developing a “Strategic Plan” with technical assistance from CVIIG (Carl Vinson Institute of Government) and that plan is expected to be complete in the fall of 2016. The City has access to many economic development agencies and tools. The primary resource for economic development should be the Economic Development Authorities (i.e.: County, Region and State). The City staff can also seek assistance directly from the Georgia Department of Community Affairs with the Three Rivers Regional Commission, Atlanta Regional Commission as a starting point.

It is imperative that the City pays special attention to the planning process. Both the citizenry and stakeholder such as the DDA and DA inputs are very critical to the process, longevity of this plan, and the ultimate success of the City of Senoia relies on the participation and buys in by the citizens and major stakeholders.

## ***ECONOMIC BASE***

The economic base of any community is referred to as those industry sectors that provide employment and generate taxes where the goods and services that community produces are exported to external markets. Generally, retail industries generate tax revenues, but they tend to circulate economic wealth internal to a market area because of the geographic location of their consumers. Industries such as manufacturing or even film generate wealth external to the local market area. Therefore, these industries form the “economic base” and are known as “basic industries”.

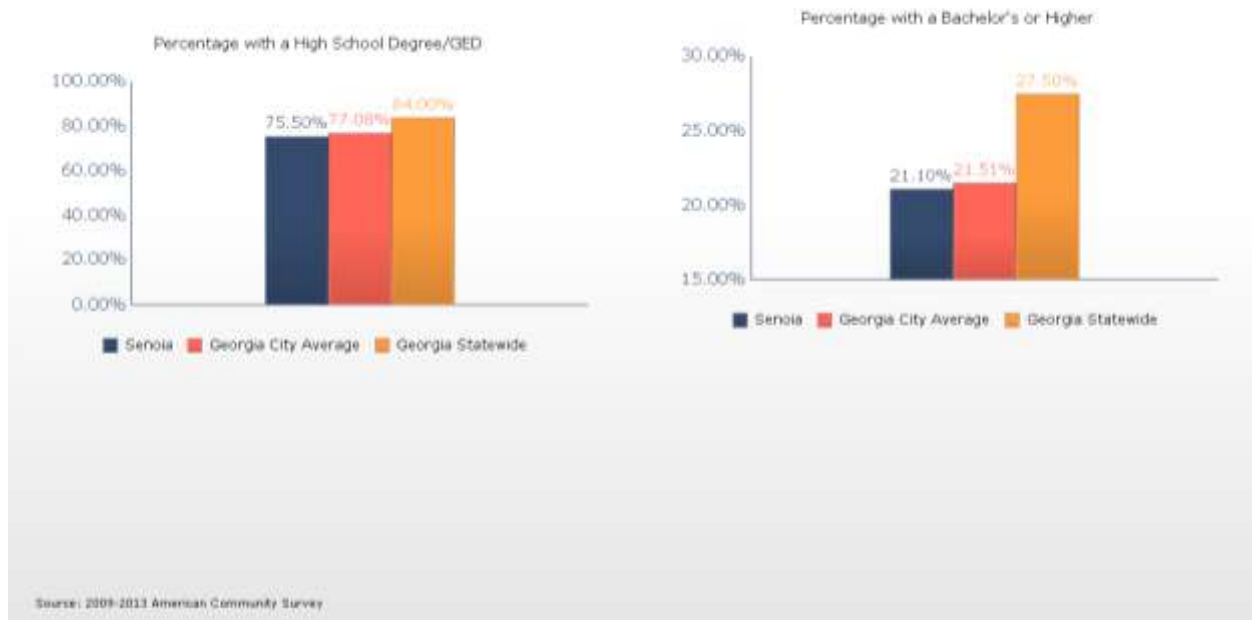
This plan helps to identify industry sectors that employ large numbers of people on high-wage positions, looking at existing industries that would need to be retained, and new industries that can be drawn to the City through the necessary appropriate policies, incentives, with sound and decisive planning decisions. Senoia does not have many large tracts of land for such development without annexation, in accordance to its existing annexation policy. However, Senoia does have the opportunity to build on several unique opportunities and industries. The Southern Mills Kevlar plant is one of just two in the United States. The City should consider aggressively working and collaborating with Coweta County, the Newnan/Coweta Chamber of Commerce, DDA, DA and other stakeholders in targeting industries that create products out of Kevlar. Winpak has recently made significant expansions to its plant and operation and as a direct result, the City can benefit from their suppliers and customers as well.

The City also has a reputation as a regional center for recreational bicycling. The City should consider building on that already established reputation with the Senoia to Griffin Rail-to-Trail project, the improvement of bicycle-friendly routes throughout Coweta County, Peachtree City and Fayette and Spalding Counties, and the introduction of golf cart throughout the community and to Peachtree City which is a desired wish of the citizens.

The downtown area is a significant regional and statewide tourist attraction. Currently, there are numerous infill and redevelopment opportunities that if pro-actively planned and designed with a historic feel will be compatible.

The educational data in the tables below reflects the many opportunities available to citizens of Senoia and how such data can be best utilized to both attract and begin a dialogue with these educational institutions to establish an incubator and post-secondary work in Senoia. This can be viewed as positive for Senoia as they can take advantage of the opportunity. The City can also pursue a film training institute and/or technical college classes in the area since the city is a desired destination for television shows and movies and the film industry.

### EDUCATIONAL DATA





**TABLE 4 – EDUCATION OF THE LABOR FORCE (2015)  
THREE RIVERS REGIONAL COMMISSION AREA**

<b>Categories</b>	<b>18-24 Years</b>	<b>25-34 Years</b>	<b>35-44 Years</b>	<b>45-64 Years</b>	<b>65+ Years</b>	<b>Percent of Total</b>
Elementary	6.0%	3.7%	3.3%	4.7%	17.3%	6.0%
Some High School	20.6%	13.4%	10.8%	13.9%	17.7%	14.7%
High School/GED	39.3%	33.6%	38.2%	38.1%	33.7%	36.8%
Some College	30.3%	24.9%	21.0%	18.7%	14.7%	21.1%
College Grad (2 - Year)	2.9%	6.8%	7.0%	6.1%	3.3%	5.5%
College Grad (4 - Year)	3.7%	13.4%	13.3%	11.2%	7.8%	10.5%
Post Graduates Studies	0.2%	4.3%	6.4%	7.4%	5.5%	5.4%
<b>Totals</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Sources: U. S. Census Bureau 2012 American Community Survey (ACS) 5-Year Estimate

**TABLE 5- HIGH SCHOOL GRADUATES 2015 THREE RIVERS REGIONAL COMMISSION AREA**

<b>Categories</b>	<b>Public Schools (2015)*</b>
Butts	222
Carroll	1,173
Coweta	1,463
Heard	122
Lamar	159
Meriwether	178
Pike	226
Spalding	491
Troup	71
Upson	484
<b>Three Rivers RC Area</b>	<b>4,591</b>

Sources: The Governor’s Office of Student Achievement of Georgia,  
Georgia Department of Labor Area Labor Profile (July 2016) for 2015.

*Note: Public schools include city as well as county schools systems.*

(\*) Private schools data is not available for 2015 from Georgia Independent School Association.

**TABLE 6- HIGH SCHOOL GRADUATES 2015 - COWETA COUNTY AREA**

<b>Categories</b>	<b>Public Schools (2015)*</b>
Carroll	1,173
Coweta	1,463
Fayette	1,673
Fulton	8,605
Heard	122
Meriwether	178
Spalding	491
Troup	71
<b>Coweta Area</b>	<b>13,778</b>

Sources: The Governor’s Office of Student Achievement of Georgia, Georgia Department of Labor Area Labor Profile (July 2016) for 2015.

*Note: Public schools include city as well as county schools systems.*

(\* ) Private schools data is not available for 2015 from Georgia Independent School Association.

**TABLE 7 - EDUCATIONAL INSTITUTIONS  
THREE RIVERS REGIONAL COMMISSION AREA**

<b>Colleges and Universities</b>	<b>Location</b>
LaGrange College	Troup
West Georgia Technical College	Troup
Southern Crescent Technical College	Spalding
University of West Georgia	Carroll Coweta
Brewton-Parker-Newnan campus	Coweta
University of West Georgia-Newnan	Coweta
Mercer University-Newnan Center	Upson
Flint River Technical College	

Sources: Integrated Postsecondary Education Data System (IPEDS). Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

**TABLE 8- EDUCATIONAL INSTITUTIONS –COWETA AREA**

<b>Colleges and Universities</b>	<b>Location</b>
Argosy University –Atlanta	Fulton
Georgia Military College-Atlanta Campus	Fulton
American InterContinental University	Fulton
Bauder College	Fulton
Troy University	Fulton
Embry-Riddle - Atlanta Metro Campus	Fulton
University of Phoenix- Georgia	Fulton
Psychological Studies Institute – Atlanta	Fulton
Strayer University –Roswell	Fulton
Atlanta College of Art	Fulton
American InterContinental University - Dunwoody	Fulton
American InterContinental University – Atlanta	Fulton
Anthem College – Atlanta	Fulton
The Art Institute of Atlanta	Fulton
Devry University	Fulton
Atlanta Technical College	Fulton
Atlanta Metropolitan State College	Fulton
Brown College of Court Reporting	Fulton
Beulah Heights University	Fulton
Brown Mackie College –Atlanta	Fulton
Carver Bible College	Fulton
Clark Atlanta University	Fulton
Central Michigan University	Fulton
Chamberlain College of Nursing –Georgia	Fulton
The Creative Circus	Fulton
Emory University	Fulton
Everest Institute –Decatur	Fulton
Georgia Institute of Technology – Main Campus	Fulton
Grady Health System Professional Schools	Fulton
Georgia State University	Fulton
Herzing University	Fulton
Herzing University – Atlanta	Fulton
Institute of Paper Science and Technology	Fulton
Interdenominational Theological Center	Fulton
ITT Technical Institute - Atlanta	Fulton
Atlanta’s John Marshall Law School	Fulton
Devry University Keller Graduates School	Fulton
Medtech Institute	Fulton
Mercer University in Atlanta	Fulton
Morehouse College	Fulton
Morris Brown College	Fulton
Morehouse School of Medicine	Fulton
NCPT	Fulton
Oglethorpe University	Fulton
University of Phoenix- Atlanta Campus	Fulton
Point University	Fulton
Portfolio Center	Fulton
SAE Institute of Technology – Atlanta	Fulton

Saint Leo University	Fulton
Sanford –Brown College –Atlanta	Fulton
Shorter University-College of Audits & Professional Programs	Fulton
South University-Accelerated Graduate Programs	Fulton
Spelman College	Fulton
Strayer University –Georgia	Fulton
Westwood College –Atlanta Midtown	Fulton
Westwood College –Northlake	Fulton
Brewton-Parker-Newnan campus	Coweta
University of West Georgia-Newnan	Coweta
Mercer University-Newnan Center	Coweta
Coweta Campus (Satellite campus of West Georgia Technical College)	Coweta
LaGrange College	Troup
LaGrange Campus (Satellite campus of West Georgia Technical College)	Troup
West Georgia Technical College	Troup
Southern Crescent Technical College	Spalding
University of West Georgia	Carroll
Adamson Square (Satellite campus of West Georgia Technical College)	Carroll
Carroll Campus (Satellite campus of West Georgia Technical College)	Carroll
Franklin Site (Satellite campus of West Georgia Technical College)	Heard
Greenville Site (Satellite campus of West Georgia Technical College)	Meriwether

Sources: Integrated Postsecondary Education Data System (IPEDS). Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

**REDEVELOPMENT OPPORTUNITIES**

The City of Senoia is one of the most pro-active cities in Coweta County and the region and it has the potential to consider redevelopment and reinvestments in its already striving 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 Senoia wishes to create and maintain a positive small town environment for its residents with golf-carts accessibility. The City of Senoia must build a sense of community among its residents to ensure the viability of its small and vibrant town atmosphere. This will require that residents are actively involved with the community, such as DDA visioning meetings and volunteering for communitywide events.

# ***TRANSPORTATION***

## TRANSPORTATION

The City of Senoia is located in Coweta County and is considered within the territory of the Atlanta Regional Commission's Metropolitan Planning Organization jurisdiction, and as a result Senoia is required to include a Transportation element in its comprehensive plan, as described in the Georgia Department of Community Affairs (DCA) 2014 Rules. The City of Senoia is a very pro-active city and was involved in the development of the Coweta County Joint Comprehensive Transportation Plan Update that was adopted in 2014.

**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 the 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:

<b>City of Senoia</b>	<b>Adopted March 3, 2014</b>
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

In lieu of the transportation element, the City of Senoia refers the reader to the Coweta County Joint Comprehensive Transportation Plan (last updated and adopted March 3, 2014) located via the following link: <http://www.coweta.ga.us/Index.aspx?page=1669>.

Planning Activity	2017	2018	2019	2020	2021	Cost Estimate	Responsible Party	Funding Source
<b>Signage/Way finding</b>								
Repair and Replace missing signs	x	x	x	x	x	\$1,000 per year	On-going City	City/SPLOST
Gateway Signage and Beautification					x	\$50,000	City/GDOT	City/Gateway Grant
<b>Resurfacing / Deep Patching / FDR</b>								
Stallings Road			x			\$30,000	City/LMIG	City/SPLOST
Pylant Street			x			\$255,000	City/LMIG	City/SPLOST
Couch Street/Standing Rock Road	x					\$185,000	City/LMIG	City/SPLOST
Bridge Street		x	x			\$250,000	City/LMIG	City/SPLOST
<b>Safety/Intersections/New Roads</b>								
Realign Pylant Street w/ SR 16 replace Pylant St Bridge		x	x	x	x	\$2,000,000	City/GDOT	City/SPLOST
Soften intersection of Seavy and SR 85					x	\$1,400,000	City/GDOT	City/SPLOST
Connection Rockaway/SR 85			x	x	x	\$2,000,000	City/GDOT	City/SPLOST
Heritage Pointe Parkway at Rockaway Road				X	X	400,000	City	SPLOST/Dev
Downtown Truck Route (Baggarly and Barnes Improvements)					X	\$1,000,000	City	SPLOST
<b>Bridges/Culverts</b>								
Howard Road @ Cumberland Pkwy	x	x				\$535,000	City/County	General Fund
<b>Sidewalks and TE projects</b>								
Sidewalk from Main/Broad from Seavy to Morgan St		x	x	x	x	\$400,000	City	SPLOST/Grant
Rockaway Road - Stormwater Imp / TE			x	x	x	\$200,000	City	Grants/City
<b>Total</b>						<b>\$8,171,000</b>		



# HOUSING

## HOUSING

One of the most basic of human needs is shelter. The quantity and quality of housing within a community is directly tied to the economic and physical well being of residents. Different segments of the population place various demands on the housing market. The housing stock should provide a range of housing options that suit the needs of the community. This element reviews housing information, identifies key housing issues and provides policy guidance on housing related concerns.

### HOUSING BY TYPE

In 2010, the U.S. Census reported there were a total of 1,289 housing units in Senoia. Between 2000 and 2010, the number of housing units in the City increased greatly, as illustrated in table 1. In total, there was an increase of 627 housing units in the City during that time, representing a 48.64% increase. It is estimated in 2014 there were 1,454 housing units, representing an 11.3% increase in the number of housing units.

**Table 9- Housing Units, Senoia, 2000-2014**

Entity	2000	2010	2000-2010 % change	2014	2010-2014 % change
<b>Senoia</b>	662	1,289	48.64%	1,454	11.3%

Source: US Census Bureau, 2014 ACS

The predominate housing type in Senoia is single family, making up 86.8% of housing units in 2014, as reflected in table 2. Multi-family units comprise 11.6% of all housing units within Senoia in 2014. Duplex housing comprises 5.8%, while apartments of 5 to 9 units comprise 5.8% of the total housing units in 2014.

**Table 10- Housing Units by Type, Senoia, 2014**

Housing Unit Type	2014	% of total
<b>Total housing units</b>	1,454	-----
<b>1 unit, detached</b>	1,262	86.8%
<b>1 unit, attached</b>	0	0.0%
<b>Single Family Total</b>	1,262	86.8%
<b>2 Units</b>	84	5.8%
<b>3 or 4 units</b>	0	0.0%
<b>5 to 9 units</b>	85	5.8%
<b>10 to 19 units</b>	0	0.0%
<b>20 or more units</b>	0	0.0%
<b>Mobile home</b>	23	1.6%
<b>Boat, RV, van, etc.</b>	0	0.0%
<b>Multi-family total</b>	169	11.6%

Source: US Census Bureau, 2014 ACS

## AGE OF HOUSING UNIT

Table 3 reflects the overall characteristics of the housing stock in Senoia. Over half of the housing stock within Senoia was constructed after 1990. 620 housing units, or 42.6%, were constructed in the City from 2000 to 2009. However, between 2010 and 2014, there were fewer housing units constructed. This decrease in new construction is thought to be directly related to the foreclosure crisis.

**Table 11- Age of Housing – Senoia - 2014**

<b>Year Structure Built</b>	<b>Housing Units</b>	<b>% of Total</b>
<b>Total</b>	1454	100.0%
<b>2010 or later</b>	65	4.5%
<b>2000 to 2009</b>	620	42.6%
<b>1990 to 1999</b>	274	18.8%
<b>1980 to 1989</b>	113	7.8%
<b>1970 to 1979</b>	72	5.0%
<b>1960 to 1969</b>	53	3.6%
<b>1950 to 1959</b>	42	2.9%
<b>1940 to 1949</b>	0	0.0%
<b>1939 or earlier</b>	215	14.8%

Source: US Census Bureau, 2014 ACS

**Table 12- Rooms of Housing – Senoia**

<b># of Rooms</b>	<b>Housing Units</b>	<b>% of Total</b>
<b>Total housing units</b>	1,454	100.0%
<b>1 room</b>	0	0.0%
<b>2 rooms</b>	0	0.0%
<b>3 rooms</b>	0	0.0%
<b>4 rooms</b>	99	6.8%
<b>5 rooms</b>	184	12.7%
<b>6 rooms</b>	339	23.3%
<b>7 rooms</b>	303	20.8%
<b>8 rooms</b>	288	19.8%
<b>9 rooms or more</b>	241	16.6%

Source: US Census Bureau, 2010-2014 ACS 5 year estimates

**Table 13- Bedrooms/Facilities of Housing – Senoia**

<b>Bedrooms</b>	<b>Housing Units</b>	<b>% of total</b>
<b>Total housing units</b>	1,454	100.0%
<b>No bedroom</b>	0	0.0%
<b>1 bedroom</b>	0	0.0%
<b>2 bedrooms</b>	144	9.9%
<b>3 bedrooms</b>	698	48.0%
<b>4 or more bedrooms</b>	416	28.6%
<b>5 or more bedrooms</b>	196	13.5%
<b>Lacking plumbing facilities</b>	0	0.0%
<b>Lacking kitchen facilities</b>	0	0.0%

Source: US Census Bureau, 2010-2014 ACS 5 year estimates

The majority of housing units consist of 6 to 7 rooms, which is consistent with the typical kitchen, living room, bathroom, and three to four bedroom floor plans. Most housing units within the City have 3 to 4 bedrooms, with all units having complete plumbing and kitchen facilities. This would indicate that the majority of the households are couples, a parent or parents with a child or children, or roommates.

### **OCCUPANCY CHARACTERISTICS**

Housing tenure refers to whether housing units are occupied by the owner or by a renter. This is an important factor, as neighborhoods with a high rate of owner-occupancy tend to be more stable than neighborhoods with a higher ratio of renter-occupied housing units. As shown in table 6, Senoia has a mixture of owner and renter occupied housing within the community. According to US Census data, of the total number of housing units in Senoia in 2010, it is estimated that 1,175 or 91.2% are occupied and 114 or 8.8% are vacant. The 2010 U.S. Census data indicates that 75.6% of occupied units within Senoia are owner-occupied housing units, with the remaining 15.5% renter-occupied housing units. Since 2000, the significant increase in vacant housing units in the City is attributed to the foreclosure crisis as seen in the decrease in the percentage of owner-occupied housing units from 78.2% in 2000 to 75.6% in 2010. There is been a slight increase in vacant housing from 4.5% in 2000 to 8.8% in 2010. Compared to the Three Rivers Region, these numbers show that Senoia was not affected as hard by the foreclosure crisis as other communities in the region.

**Table 14- Housing Tenure 2000-2010 – Senoia**

Housing Tenure	2000	% of Total	2010	% of Total
Owner-occupied housing units	518	78.2%	975	75.6%
Renter-occupied housing units	114	17.2%	200	15.5%
Vacant Housing Units	30	4.5%	114	8.8%
<b>Total Housing Units</b>	<b>662</b>	<b>100%</b>	<b>1,289</b>	<b>100%</b>

Source: US Census Bureau, 2000 and 2010

## HOUSING COST

Housing cost includes analysis of household units with and without mortgages, contract rent and gross rent. As shown in Table 7, which is based on a sample of units with adjustments as per the 2014 Census information, the majority of homes (77.6 %) within Senoia range in value from \$150,000 to \$299,999. Between 2010 and 2014, it is estimated that the number of owner-occupied housing units with a value of less than \$50,000 rose from 0.0% to 0.7%, representing a 1% increase. The median home value in Senoia is higher than the State and has increased from \$173,300 in 2010 to \$199,600 in 2014. The 2014 State median home value is \$148,000 which is up from the 2010 Census. Something to notice is the decrease in number of homes valued at \$300,000 or greater. The increase in homes valued at \$200,000 to \$299,999 have greatly increased, indicating that the value of the homes have decreased in the higher price range. This may be due to over-inflated values before the housing crisis in 2008. The city will continue monitoring the situation of the housing market.

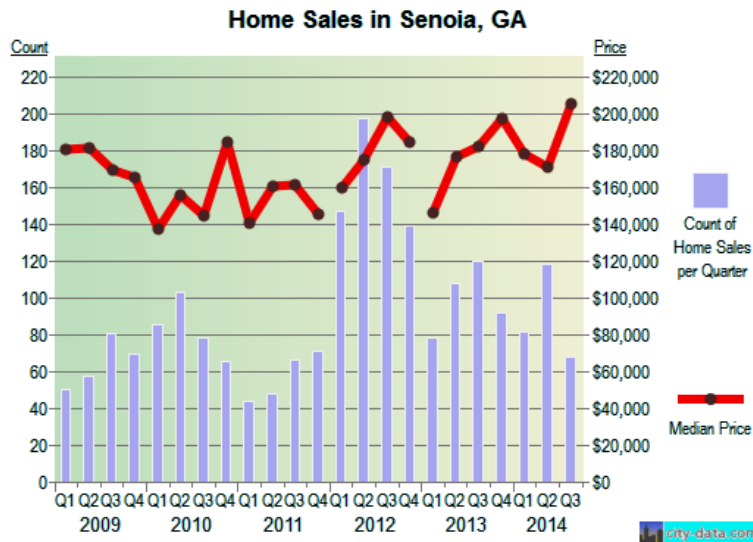
**Table 15- Value of Owner-Occupied Housing Units, 2010-2014**

Ranges of Value	Senoia 2010	Georgia 2010	Senoia 2014
Less than \$50,000	0	310,781	6
\$50,000 to \$99,999	17	489,716	30
\$100,000 to \$149,999	282	576,828	150
\$150,000 to \$199,999	301	341,388	272
\$200,000 to \$299,999	246	308,427	436
\$300,000 or greater	77	242,503	18
<b>Total</b>	<b>923</b>	<b>2,354,402</b>	<b>912</b>
<b>Median Value (\$)</b>	<b>\$173,300</b>	<b>\$121,464</b>	<b>\$199,600</b>

Source: US Census Bureau, 2010- 2014 ACS

According to the Georgia Multiple Listing Service (MLS), the sale of homes in Senoia peaked in the 2<sup>nd</sup> quarter of 2010 and began a steep decline until the 3<sup>rd</sup> quarter of 2012. Sale prices on homes also declined during this period. The figure below suggests that the median home value has likely slightly increased since the 2014 estimated \$199,600 median home value as evidenced by the 3<sup>rd</sup> quarter of 2014.

**Figure 1 - Senoia Home Sales, 2009-2014**



Source: Georgia MLS, City-Data

As stated earlier, 15.5% of housing units within Senoia are renter-occupied households. Table 8 below analyzes the gross rent within Senoia in 2014. It is important to note that gross rent allows for those units where landlords may include utilities in the monthly payment. The estimated median gross rent for Senoia in 2014 was \$1,034, which is higher than the State’s 2010 median of \$630. 77.4% of gross rents in Senoia range from \$750 to \$1499.

**Table 16 - Gross Rent**

Gross Rent	Georgia 2010	Senoia 2014
Less than \$200	125,776	0
\$200-299	97,952	0
\$300-\$499	203,159	20
\$500-\$749	430,495	45
\$750-\$999	327,716	116
\$1,000-\$1,499	21,767	185
\$1,500+	2,418	23
<b>Total Units with Rent</b>	<b>1,209,283</b>	<b>389</b>
<b>Median Gross Rent</b>	<b>\$630</b>	<b>\$1,034</b>

Source: US Census Bureau, 2014 ACS

## COST BURDENED HOUSEHOLDS

The census defines “cost burdened” as paying more than 30% of income for housing. This is also known as being considered “house poor” or owing more home than one can afford. Understanding the extent to which households are cost burdened enables jurisdictions to determine whether there is a need for affordable housing and other programs, such as foreclosure assistance programs to assist households. U.S. Census data estimates for 2014, shown in Table 9, indicate that Senoia owner-occupied households have a higher rate of mortgages than the state. 84.3% of owner-occupied housing has a mortgage, while only 69.4% of Georgia owner-occupied housing has a mortgage.

**Table 17- Owner-occupied Housing Unit Mortgage Status 2014 (estimated)**

Location	Owner-occupied	Housing Unit w/Mortgage	%	Housing Unit w/o Mortgage	%
<b>Senoia</b>	912	769	84.3%	143	15.7%
<b>Georgia</b>	2,256,703	1,565,587	69.4%	691,116	30.6%

Source: US Census Bureau, 2014 ACS

Selected monthly owner costs, such as mortgage payments and utilities, are a measure of the cost of homeownership. When combined with income, selected monthly owner costs offer an excellent measure of affordability and excessive shelter costs. In 2014, the estimated median selected monthly owner costs for Senoia homeowners was \$1,625 with 74.3% of households spending between \$1,000 and \$1,999 per month on mortgage and utility payments (as shown in Table 10). From this data it can be concluded that another foreclosure crisis would hurt Senoia.

**Table 18 - 2014 Selected Monthly Owner Costs (SMOC)**

SMOC	Housing Units	Percentage
<b>Housing units with a mortgage</b>	769	100.0%
<b>Less than \$300</b>	0	0.0%
<b>\$300 to \$499</b>	0	0.0%
<b>\$500 to \$699</b>	30	3.9%
<b>\$700 to \$999</b>	46	6.0%
<b>\$1,000 to \$1,499</b>	207	26.9%
<b>\$1,500 to \$1,999</b>	364	47.3%
<b>\$2,000 or more</b>	122	15.9%

Source: US Census Bureau, 2014 ACS

As presented in Table 11 almost a quarter of households with a mortgage are cost burdened, according to the 2014 estimated census data. 24.4% of households spend 35% or more of their income on selected monthly mortgage costs.

**Table 19 - SMOC as a Percentage of Household Income**

<b>SMOC</b>	<b>Housing Units</b>	<b>Percentage</b>
<b>Less than 20.0 percent</b>	278	36.2%
<b>20.0 to 24.9 percent</b>	118	15.3%
<b>25.0 to 29.9 percent</b>	143	18.6%
<b>30.0 to 34.9 percent</b>	42	5.5%
<b>35.0 percent or more</b>	188	24.4%

Source: US Census Bureau, 2014 ACS

Table 12 identifies that a majority of renter-occupied households in Senoia are cost burdened, based on gross rent as a percentage of household income (GRAPI). 51.7% of rental households spend 35% or more of their incomes on gross rent.

**Table 20 - Gross Rent as a Percentage of Household Income (GRAPI)**

<b>GRAPI</b>	<b>Housing Units</b>	<b>Percentage</b>
<b>Occupied units paying rent</b>	389	100.0%
<b>Less than 15.0 percent</b>	0	0.0%
<b>15.0 to 19.9 percent</b>	62	15.9%
<b>20.0 to 24.9 percent</b>	70	18.0%
<b>25.0 to 29.9 percent</b>	9	2.3%
<b>30.0 to 34.9 percent</b>	47	12.1%
<b>35.0 percent or more</b>	201	51.7%

Source: US Census Bureau, 2014 ACS

## **HOUSING FOR SENIOR POPULATION**

Housing for senior citizens is and will continue to be an important issue for every community. The senior citizen population is expected to continue to grow as the baby boomer generation ages.

**Table 21 - 2014 Senoia Senior Population**

<b>Population</b>	<b>Estimate</b>	<b>% of Total Population</b>
<b>Total Population</b>	3,627	-----
<b>Total Senior Population (65+)</b>	266	7.3%
<b>Male 65+</b>	118	3.3%
<b>Female 65+</b>	148	4.1%
<b>55-64 male &amp; female</b>	317	8.7%
<b>55+ male &amp; female</b>	583	16.1%

Source: US Census Bureau, 2014 ACS



## **NEXT STEPS**

Overall, the housing stock in Senoia is relatively new, with over half of the housing stock less than 30 years old. This indicates that some of the housing should be in good condition. Most of the housing consists of single family homes, most of which are in good shape. There is also a fair number of historic housing greater than 50 years old mostly in good condition. Housing costs are largely dominated by moderately priced housing. There could be a need for a larger diversity of housing choices for middle class individuals.

There is also a lack of multi-family housing for renters. Census data indicates that most of the rental population is cost-burdened.

The last piece of housing is senior housing. Since many individuals in need of senior housing suffer from a lack of mobility, there is a need to encourage accessible housing in walkable mixed-use development nodes. This will allow for challenged individuals to have easier access to goods and services. This sort of lifelong community also has the potential to attract wealthier empty-nesters to the City for their later years.

# ***ANNEXATION POLICY***

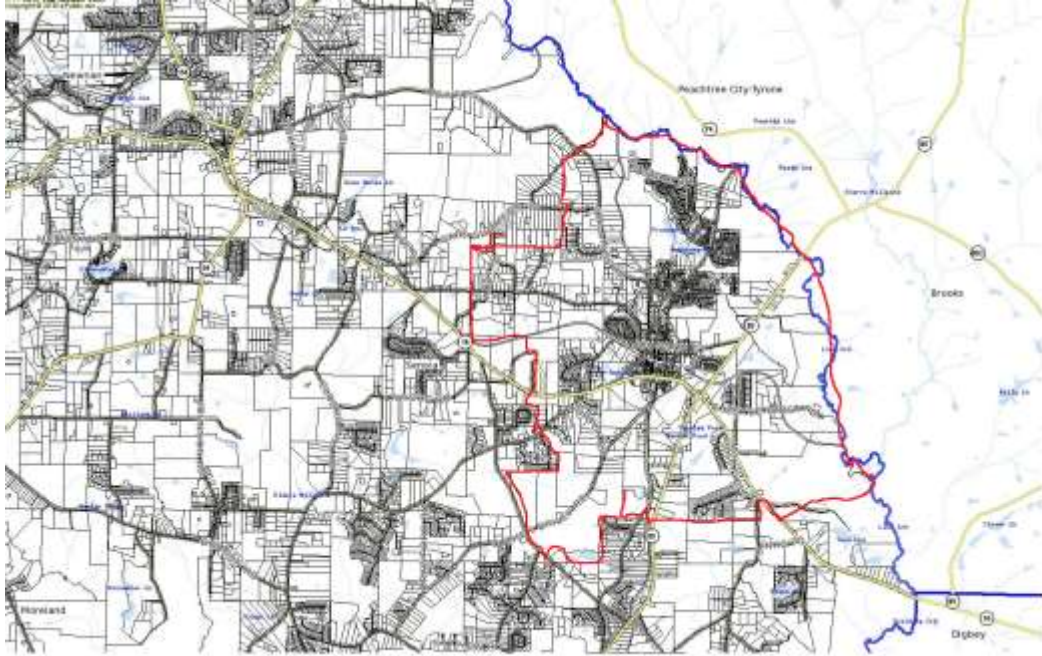
## ***Annexation Policy***

### ***City of Senoia***

#### **Adopted as an addition to the Policy Section of the Community Agenda Portion of the Comprehensive Plan**

March 21, 2006

- Property being considered for annexation shall be located within the planned developed areas on the Future Development Map. Annexation of the “Rural/Open” areas should be avoided. This boundary shall be reviewed and revised accordingly on a regular basis.
- Senoia will plan for the expansion of City services to the planned developed areas, and will work with Coweta County to establish any necessary intergovernmental agreements.
- Annexed land should be served by City services. The City should only annex land where it has the ability, or can commit, to provide services.
- Annexed land shall be served by sewer. Where sewer is planned, but not yet available, the area should be developed on dry sewer.
- Annexed land should have a positive financial impact on the City. Areas of the County that are considered a liability should be avoided, unless they are of strategic priority or they benefit the City in some way that mitigates the financial impact.
- Annexed land should promote a compact and contiguous City. Unincorporated islands, enclaves, and peninsulas should be annexed.
- Annexations of areas larger than 5 acres are strongly encouraged to avoid the smaller, piecemeal annexations of individual lots. A number of smaller, contiguous parcels may apply collectively for annexation to reduce piecemeal and fragmented annexation.
- Annexation should be considered where, without annexation, potential development activity is likely to have an adverse fiscal or environmental impact on the City.
- All annexations shall comply with applicable state law and any intergovernmental agreements such as those included within the latest Service Delivery Strategy.
- All annexations should prove that they will contribute to services that are needed for development.
- All annexations should provide connectivity to other areas of the city.
- All annexations should be in compliance with the goals and objectives outlined by the Senoia Comprehensive Plan.



***REPORT OF  
ACCOMPLISHMENTS***

# CITY OF SENOIA 2011-2016 COMMUNITY WORK PROGRAM

## REPORT OF ACCOMPLISHMENTS

<b>Library Services</b>					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Build New County/City Library	2006	2012	\$1,500,000	City Impact Fee 10%, County 25%, State 65%	Complete
Purchase Library Site	2008	2008	\$40,000	100% impact fee	Complete
Update fixtures current library	2007	2007	\$2,000	City Impact Fee 100%	Complete
Books Purchase	2010	2012	\$30,000	100% Impact Fee	Complete
Improve Library Access	2012	2017	\$60,000	City Impact Fee 100%	Planning
<b>Parks &amp; Recreation</b>					
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Funding Sources	Status/Remarks
Upgrade Seavy St. Park equipment	2006	2007	\$134,000	City impact fees 50% SPLOST 50%	Complete
Repair Dam Breach/Renovate Pylant Street Park	2006	2007	\$200,000	City impact fees 15% SPLOST 35% , LWCF 50%	Complete
Recreational Trails at Merrimac Lake park	2008	2009	\$50,000	City impact fees 100%	Complete
Recreational Trail from Seavy Street Park to Stonebridge Community	2017	2018	\$50,000	City impact fees 20 % SPSOT 80%	Planning / Engineering
Renovate Seavy St. Park Building	2007	2008	\$50,000	City impact fees 20% SPLOST 80%	Complete
Construct Rockaway Road Recreational Trail	2008	2010	\$450,000	City impact fees 15% SPLOST 85%	Complete

Construct Main Street Rec Trail Extension	2010	2013	\$80,000	City impact fees 100%	Complete
Develop 20-year P&R Master Plan for City	2011	2012	\$20,000	City Impact fees 100%	Complete
Seavy Street Park Improvements Phase 1	2015	2016	\$640,000	60% SPLOST 40% Impact Fee	Complete
Seavy Street Park Improvements Phase 2	2018	2019	\$530,000	\$60 SPLOST 40% Impact Fee	Planning / Design
Construct Ivy Ridge to Seavy Street Trail	2014	2018	\$1,400,000	80% Federal 10% SPLOST 10% Impact Fee	Planning / Design
Construct Events Lawn at Marimac Lakes park	2018	2019	\$600,000	80% SPLOST 20% Impact Fee	Planning / Design
Renovate Merimac Lakes Park Bld	2007	2008	\$90,000	City impact fees 20% SPLOST 80%	Complete
<b>Police Department</b>					
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Estimated Cost of Project</b>	<b>Funding Sources</b>	<b>Status/Remarks</b>
Improve Radio Transmissions	2006	2006	16,000	City impact fees 100%	Complete
Backup Electrical Power	2006	2006	30,000	City impact fees 20% SPLOST 80%	Complete
Construction of New PD	2007	2010	1,500,000	City impact fees 20% SPLOST 80%	Complete
Install Weather Early Warning System	2012	2014	80,000	20% impact fee 80% SPLOST	Complete
Upgrade to 800 Mgz system	2010	2011	56,000	City impact fees 20% SPLOST 80%	Complete

IT improvements	2016	2017	100,000	50% Impact Fee, 50% General Fund	Planning
PD Firearms Training Facility Improvements	2013	2015	55,000	60% City Impact Fees 40 % General Funds	Complete



***COMMUNITY WORK  
PROGRAM***

City of Senoia  
 Community Work Program  
 2016-2021

<b>CITY OF SENOIA</b>									
<b>Community Work Program</b>		<b>2016-2021</b>							
<b>Three Rivers Regional Commission</b>									
<b>Planning Activity</b>	<b>2016-2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Progress</b>
<b>Community Facilities</b>									
<b>Government</b>									
1. Library Access Improvements			X			\$100,000	City	100% Impact Fees	Planning
<b>Recreation</b>									
2. Seavy Street Park Improvements									
a. Multi-purpose Field			X			\$350,000	City/park committee	20% Impact Fees, 80% SPLOST	Planning
b. Pavilions			X			\$50,000	City/park committee	20% Impact Fees, 80% SPLOST	Planning
c. Landscaping			X			\$25,000	City/park committee	20% Impact Fees, 80% SPLOST	Planning
d. Water Feature			X			\$100,000	City/park committee	20% Impact Fees, 80% SPLOST	Planning
3. Leroy Johnson Park									
a. Tennis Courts			x			\$80,000	City/County	100% SPLOST	Planning
4. Marimac Lakes Park									

a Gazebo / Restroom				X	X	\$175,000	City	20% Impact Fees, 80% SPLOST	Engineering
b. Events Lawn				X	X	\$50,000	City	20% Impact Fees, 80% SPLOST	Engineering
c. Parking				X	X	\$50,000	City	20% Impact Fees, 80% SPLOST	Engineering
5. Recreational Trails									
a. Cumberland to Cumberland Village		X	X			\$60,000	City/Developer	20% Impact Fees, 80% SPLOST	Engineering
b. Seavy St. Park to Stonebridge		X				\$30,000	City	20% Impact Fees, 80% SPLOST	Engineering
c. Ivy lane to Seavy Street (PE Only, add RW and CST when approved by ARC)	X	X	X			\$110,000	City / GDOT	80% TAP, 20% Impact Fee	Engineering
d. Cumberland Village to Leroy Johnson			X	X		\$40,000	City/Developer	100% developer	Planning
<b>Planning Activity</b>	<b>2016-2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Progress</b>
<b>Transportation (see also TIP)</b>									
6. Sidewalk Improvements									
a. Broad Street-Morgan to Gin			X	X		\$100,000	City	20% SPLOST 80% TE Grant	Planning
b. Main Street- Seavy to Travis			X	X		\$300,000	City	20% SPLOST 80% TE Grant	Planning
c. Barnes Street	x					\$200,000	City	100% SPLOST	Construction
7. Annual street repair/resurfacing (see STIP)	x	x	x	x	x	\$35,000/yr	City/GDOT	70% LMIG / 30%SPLOST	Ongoing
8. Pylant St. @ SR 16 intersection and Bridge Improvement									
		X	X	X		\$2,000,000	City/GDOT	80% Grant / 20% City SPLOST	Engineering

9. Gateway Signage			X	X		\$40,000	City	100% City Gen. Fund	Planning
10. Parking lot - Seavy and Barnes		X	X			\$250,000	City	SPLOST	Planning
11. Couch Street/Main Street Intersection Improvements			x	x		\$150,000	City	SPLOST	Planning
12. Downtown Bypass Plan - Barnes and Baggarly			X	X	X	\$1,000,000	City	100% SPLOST	Planning
13. Develop Corridor Plan for GA 16		X	X			\$25,000	City	General Fund	Planning
14. Develop sidewalk connectivity plan			X	X		\$25,000	City	General Fund	Planning
<b>Planning Activity</b>	<b>2016-2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Progress</b>
<b>Waste Water System</b>									
12. Implement design to eliminate storm water problems:									
a. Coweta and Piedmont Streets	X	X				180,000	City	100 % City	Construction
b. Downtown Mitigation Plan									
i. Engineering/Permitting	x	x	x			\$200,000	City	100% CITY/GEFA	Engineering
ii. Land acquisition		x	x			\$50,000	City	100% CITY/GEFA	Engineering
III. Construction		x	x			\$1,350,000	City	100% CITY/GEFA	Engineering
<b>Planning Activity</b>	<b>2016-2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Cost Estimate</b>	<b>Responsible Party</b>	<b>Funding Source</b>	<b>Progress</b>
<b>Sanitary Sewer System</b>									
16. Sewer System Improvements increase capacity					x	\$7,000,000	City	City/Sewer and Water fund/Capital recovery fees	Long term
17. Remove Sludge from ponds		X				\$100,000	City	Sewer Fund	Planning
<b>Public Water System</b>									
18. Well exploration/Development					X	\$25,000	City	Capital Rec. Fees	Long term
19. Water Flow Improvements		x	x			\$200,000	City	City Water Fund	Planning

a. Stonebridge to SR 16 / SR 85		x	x	x		\$42,000	City	Water Fund	Planning
b. Howard Road / Cumberland			x	x		\$150,000	City	Water Fund	Planning
20. Review water and sewer rate schedule		x		x		\$2000/yr	City	City	Ongoing
21. Howard Road Tank					x	\$1,000,000	city	Water Fund	Long term
23. Hutchinson Lake Improvements		X	X			\$1,000,000	City	Water Fund	Planning
24. Water Plant Improvements		X	X			\$250,000	city	Water Fund	Planning
<b>Land Use and Ordinance</b>									
25. Reevaluate impact fees		x			x	\$5,000	City	City	Ongoing
26. Evaluate and Amend Land Development and Zoning Ordinances	x	x	x	x	x	\$5,000	City	City	Ongoing

***ADDITIONAL PLANNING  
INFORMATION***

The following are recommendations from the consultants based on the planning process of projects and/or policy decisions that the City and elected officials may want to consider as these are results from the surveys, participations and interactions by all stakeholders and citizens of the Senoia. The consultants cannot dictate to the city what can and cannot be entered as projects in their Work Program and these are merely recommendations for consideration.

TOPICS	RECOMMNDATIONS
<b>Economic Development</b>	<ol style="list-style-type: none"> <li>1. Project that will improve aesthetics at gateways and upgrading of visual and more attractive signage into the City.</li> <li>2. Consideration and pro-active approach towards acquiring land and or joint ventures in constructing Downtown Parking Center.</li> <li>3. Focus on commercial development in strategic locations to reduce sprawling development patterns and maintain the small town atmosphere and golf-carts appeal that the citizenry desire.</li> <li>4. A comprehensive review, amendments were necessary and adoptions and full enforcement of design expectations, development regulations and strict Code Enforcement.</li> <li>5. Development of an incentive program for investments in developing new and growing existing businesses.</li> </ol>
<b>Housing</b>	<ol style="list-style-type: none"> <li>1. The City needs to look at housing needs for the aging populations, as well young professionals.</li> <li>2. The need for short and long term housing for the film industry.</li> <li>3. The need for more diversity in the size and price ranges of single family houses.</li> </ol>
<b>Community Facilities and Services</b>	<ol style="list-style-type: none"> <li>1. The continued efforts to adhere to the 2011 Master Park and Recreations Plan.</li> <li>2. Develop multi-use trail in accordance with the 2011 Parks and Recreation Master Plan.</li> <li>3. Continued improvements of the downtown parking.</li> <li>4. Develop and implement a plan for additional space for City Hall and the Police Department</li> <li>5. Develop sidewalks and multi-use trails to reduce congestion downtown and connect areas of the city.</li> <li>6. Continue to invest in quality of life enhancements for the citizens which include, but not limited to: multi-use trails, parks and other community gathering spaces such as the feasibility of an amphitheater.</li> <li>7. Continued to invest into the city's infrastructure (water, sewer, roads, open space, trails, greenways and historical, cultural and environmental preservations).</li> </ol>
<b>Transportation</b>	<ol style="list-style-type: none"> <li>1. Continued collaborative coordination and cooperation with the County and Joint Transportation Plan.</li> </ol>

	<ol style="list-style-type: none"> <li>2. Develop a downtown parking plan</li> <li>3. Develop a GA Hwy 16 corridor plan.</li> <li>4. Review the possibility of upgrading Rockaway Road as another main gateway into the downtown and historic area of Senoia.</li> <li>5. Develop truck plan for downtown.</li> </ol>
<b>Environment</b>	<ol style="list-style-type: none"> <li>1. Review of the Tree and Landscape Ordinances in view of amendments to properly address landscaping, BMP's and other sensitive issues.</li> <li>2. Continue to work on the elements of the stormwater management plan. Develop regional stormwater quality and quantity facilities.</li> </ol>
<b>Government</b>	<ol style="list-style-type: none"> <li>1. Work with the School Board in considering schools closer to the city limits.</li> <li>2. Based on the planning process the city needs to look at new and innovative ways and methods to reach out to its residents.</li> <li>3. The city needs to examine the possibility of coming up with a "Succession Plan" for staff/employee transition with the city government at all levels.</li> </ol>



# ***APPENDIX***

## ADOPTING RESOLUTION

**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 Senoia, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures, and

**NOW THEREFORE, BE IT RESOLVED** by the City of Senoia that the Comprehensive Plan Update for the City of Senoia, 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 \_\_\_\_ day of \_\_\_\_\_, 2016

City of Senoia

\_\_\_\_\_  
Larry Owens, Mayor

\_\_\_\_\_  
Clerk







City of Senoia Comprehensive Plan 2016-2036  
Steering Committee Members Meeting

March 7, 2016 at 2:00 p.m.  
Senoia Municipal Court, 505 Howard Road, Senoia, Georgia 30276

Sign-in sheet

Name	Phone	Email
James A. Abraham, Sr.	404-692-0510	Jabraham@threeriversrc.com
Kimberly Dutton	706-675-6721	ksdutton@threeriversrc.com
Maura Schuyler	352-428-9916	maureenschuyler@galus.com
Suzanne Aftman	678-877-0704	sshettman@msn.com
Richard Ferry	770-599-3679	r.ferry@senoia.com
Jason Edens	770-599-3256	jedens@senoia.com
Chuck Eichorst	770-599-6741	chuck.eichorst@aol.com
Susan Stitt	770-883-3111	susanklynneStitt@gmail.com



5-16-16

Marian Schuyler

Susan H. Stitt

Suzanne Helfman

Kim Duth

Bill Wood

James Abreha

Richard W. Fry





**Public Preference Survey:** Please rate your preference of each photograph in the slideshow on a scale of “1 – Not Appealing” to “10 – Very Appealing”.

**1. Not Appealing** **Very Appealing**

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**2. Not Appealing** **Very Appealing**

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**3. Not Appealing** **Very Appealing**

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**4. Not Appealing** **Very Appealing**

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**5. Not Appealing** **Very Appealing**

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**6. Not Appealing** **Very Appealing**

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**7. Not Appealing** **Very Appealing**

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**8. Not Appealing** **Very Appealing**

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**9. Not Appealing** **Very Appealing**

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**10. Not Appealing** **Very Appealing**

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**Comments:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Image #: 1**

Scale	1	2	3	4	5	6	7	8	9	10
Number of Residents			2	1	1	4	3	6	10	11

**Scale: "1 – Not Appealing to "10 – Very Appealing.**



Image #: 2

Scale	1	2	3	4	5	6	7	8	9	10
Number of Residents	6	8	6	3	2	6	6	1		

Scale: "1 – Not Appealing to "10 – Very Appealing.



Image #: 3

Scale	1	2	3	4	5	6	7	8	9	10
Number of Residents	1	5	1	2	8	8	4	8	1	

Scale: "1 – Not Appealing to "10 – Very Appealing.



**Image #: 4**

Scale	1	2	3	4	5	6	7	8	9	10
Number of Residents				1	5	6	6	5	5	10

**Scale: "1 – Not Appealing to "10 – Very Appealing.**



**Image #: 5**

Scale	1	2	3	4	5	6	7	8	9	10
Number of Residents	12	10	7	4	2	1	1		1	

**Scale: "1 – Not Appealing to "10 – Very Appealing.**



Image #: 6

Scale	1	2	3	4	5	6	7	8	9	10
Number of Residents	6	2	7	9	4	6	2			2

Scale: "1 – Not Appealing to "10 – Very Appealing.





Image #: 7

Scale	1	2	3	4	5	6	7	8	9	10
Number of Residents	6	4	7	6	9	3	1	2		

Scale: "1 – Not Appealing to "10 – Very Appealing.



Image #: 8

Scale	1	2	3	4	5	6	7	8	9	10
Number of Residents						1	2	10	11	14

Scale: "1 – Not Appealing to "10 – Very Appealing.



**Image #: 9**

Scale	1	2	3	4	5	6	7	8	9	10
Number of Residents	28	6	1	1	1		1			

**Scale: "1 – Not Appealing to "10 – Very Appealing.**



Image #: 10

Scale	1	2	3	4	5	6	7	8	9	10
Number of Residents	2	7	11	3	2	2	4	4	2	1

Scale: "1 – Not Appealing to "10 – Very Appealing.

## City of Senoia 2016-2036 Comprehensive Plan Community Survey #1

Thank you for participating in our survey. Your feedback is important. The City of Senoia Comprehensive Plan update is due by October 31, 2016. The City of Senoia has begun the update process and the Three Rivers Regional Commission (TRRC) is assisting in the development and writing of the plan. The purpose of the City of Senoia Comprehensive Plan is to provide a guide for the future growth and development of the City. This Plan is being developed in cooperation and in accordance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989. This Comprehensive Plan will be a guide for the City of Senoia's elected and appointed officials and vision for its future. This plan should serve as the city's main resource tool in assessing development proposals, including rezoning applications and redevelopment plans. For the residents of Senoia, business owners and members of the development community, this plan provides insight into what types of land uses and development are appropriate at various locations throughout the City of Senoia. Through the process of evaluating various functions and services, this plan is a point of reference for Senoia's city staff in preparing capital improvement programs and associated budgets.

The process consists of key components which involves receiving input from citizens 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 for the next 20 years and beyond. The questions in the survey are intended to serve these purposes. Your responses are strongly encouraged so please complete the survey online at <https://www.surveymonkey.com/r/KMK8DLT>. and if you do not have access to a computer hard copies are made available at the following locations: Senoia City Hall, at 80 Main Street, Senoia Municipal Court at 505 Howard Road, the library and DDA. Any questions regarding this survey or process please contact City Manager, Richard Ferry at [rferry@senoia.com](mailto:rferry@senoia.com) or at City Hall at 770-599-3679.

Thank you for your participation and taking the time to complete this survey.

Next

---



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City of Senoia 2016-2036 Compreh...

Summary Design Survey Collect Responses Analyze Results

CURRENT VIEW

RESPONDENTS: 192 of 192

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Question Summaries Data Trends Individual Responses

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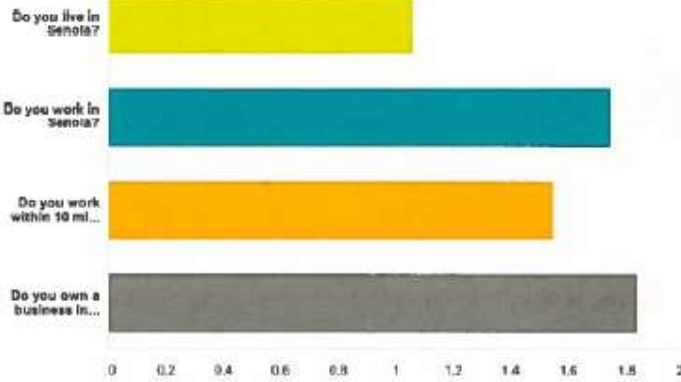
PAGE 2

Q1

Customize Export

Who are you? Check the one that applies.

Answered: 192 Skipped: 0



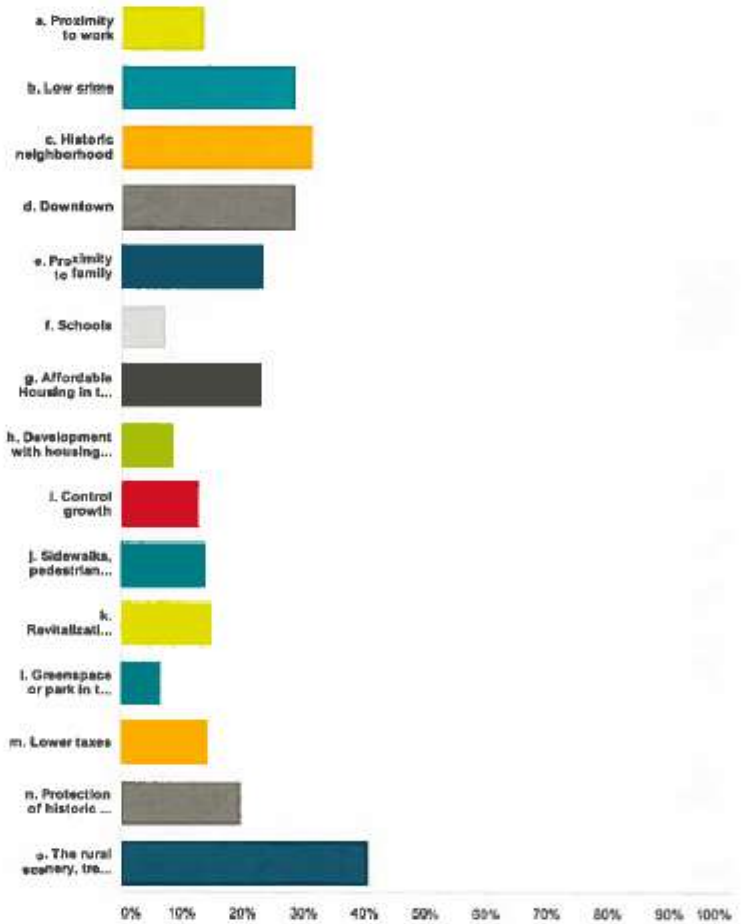
	Yes	No	Total	Weighted Average
Do you live in Senoia?	93.62% 175	6.38% 12	188	1.06
Do you work in Senoia?	25.27% 49	74.73% 138	187	1.75
Do you work within 10 miles of Senoia?	44.57% 75	55.43% 97	172	1.55
Do you own a business in Senoia?	15.64% 28	84.36% 151	179	1.84

Q2

Customize Export

Why did you choose to live in Senoia?  
(Choose the top 3)

Answered: 192 Skipped: 0



Answer Choices	Responses
a. Proximity to work	13.54% 28
b. Low crime	28.65% 55
c. Historic neighborhood	31.25% 60
d. Downtown	28.65% 55
e. Proximity to family	22.92% 44
f. Schools	7.29% 14
g. Affordable Housing In the community	22.92% 44
h. Development with housing convenient access to major employers, shopping or neighborhoods	8.33% 16
i. Control growth	12.59% 24
j. Sidewalks, pedestrian facilities, bike paths, trails	13.54% 26
k. Revitalization of the community	14.58% 28
l. Greenspace or park in the community	6.77% 13
m. Lower taxes	14.05%

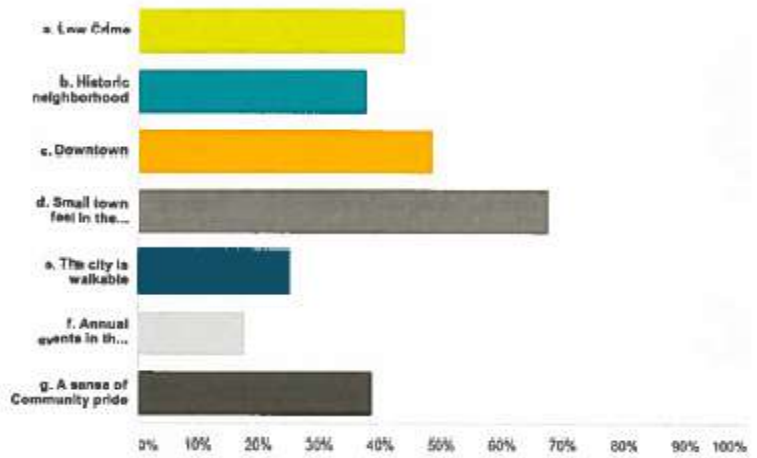
▼ n. Protection of historic and natural resources	18.78%	38
▼ o. The rural scenery, trees, etc.	40.63%	78
Total Respondents: 192		

Q3

Customize Export

### What do you like best about Senoia? (Choose the top 3)

Answered: 192 Skipped: 0



Answer Choices	Responses	Count
▼ a. Low Crime	43.75%	84
▼ b. Historic neighborhood	37.50%	72
▼ c. Downtown	48.44%	93
▼ d. Small town feel in the Metro Atlanta area	67.71%	130
▼ e. The city is walkable	25.00%	48
▼ f. Annual events in the City	17.71%	34
▼ g. A sense of Community pride	38.54%	74
Total Respondents: 192		

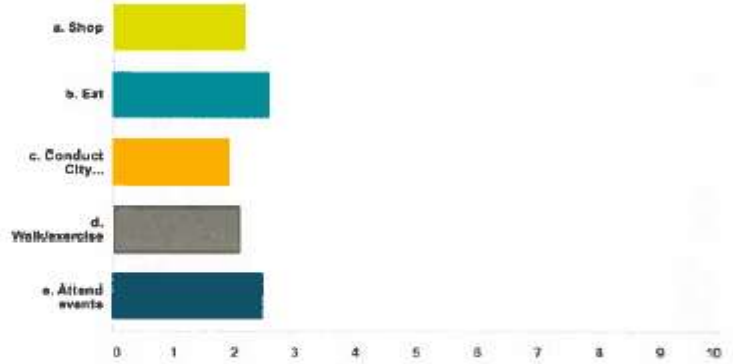
Q4

Customize Export

### How often do you go downtown to (Select one for each item)

Answered: 192 Skipped: 0





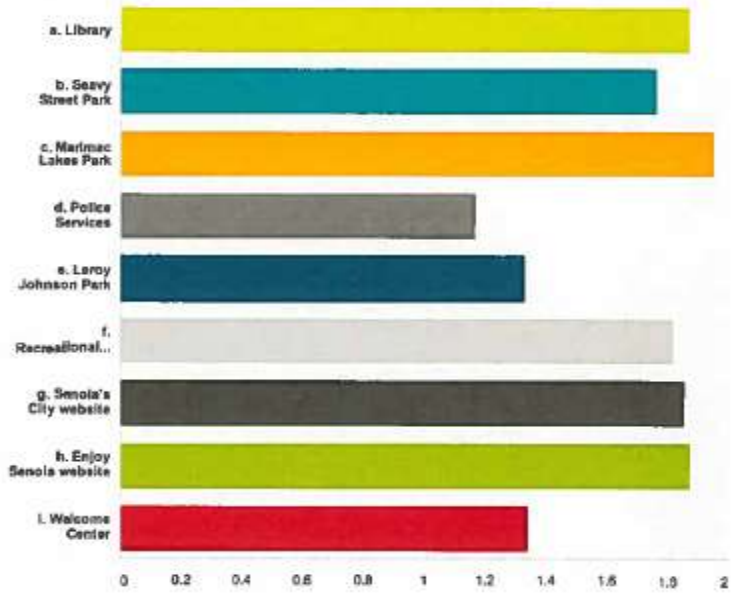
	Rarely	Sometimes	Often	Total	Weighted Average
a. Shop	20.00% 30	44.21% 64	35.79% 59	190	2.16
b. Eat	3.66% 7	37.17% 71	59.16% 113	191	2.55
c. Conduct City business/Pay water bill	43.72% 80	22.40% 41	33.88% 62	183	1.90
d. Walk/exercise	23.78% 44	42.18% 78	34.05% 63	135	2.10
e. Attend events	4.30% 8	45.70% 85	50.00% 93	186	2.44

Q5

Customize Export

**How often do you use City facilities? (Circle one for each service)**

Answered: 192 Skipped: 0



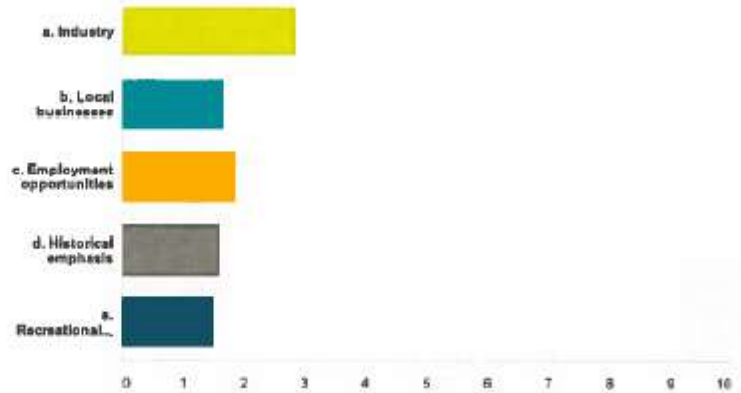
	Rarely	Sometimes	Often	Total	Weighted Average
a. Library	34.21% 65	44.74% 85	21.05% 40	190	1.87
b. Seavy Street Park	41.27% 78	41.80% 79	16.93% 32	189	1.76
c. Marimac Lakes Park	29.10% 55	46.56% 88	24.34% 46	189	1.95
d. Police Services	84.32% 158	14.05% 26	1.62% 3	185	1.17
e. Leroy Johnson Park	73.48% 133	20.44% 37	6.08% 11	181	1.33
f. Recreational trails	40.64% 76	38.90% 69	22.46% 42	187	1.82
g. Senoia's City website	31.91% 60	50.00% 94	18.09% 34	189	1.86
h. Enjoy Senoia website	32.62% 61	47.06% 88	20.32% 38	187	1.88
i. Welcomes Center	70.43% 131	25.27% 47	4.30% 8	186	1.34

Q6

Customize Export

**Senoia needs more: (Circle the correct response for each item)**

Answered: 192 Skipped: 0



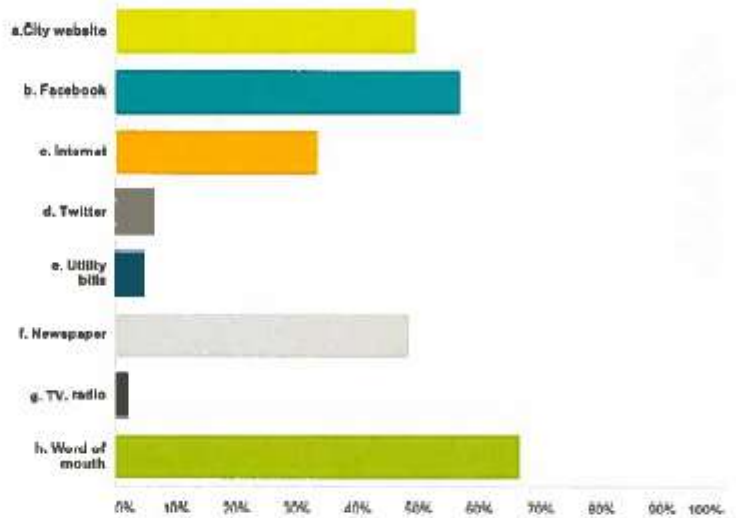
	agree	somewhat agree	somewhat disagree	disagree	Total	Weighted Average
a. Industry	9.78% 18	25.00% 46	34.78% 64	30.43% 56	184	2.86
b. Local businesses	47.62% 90	42.86% 81	7.41% 14	2.12% 4	189	1.04
c. Employment opportunities	34.22% 64	50.27% 94	12.36% 23	3.21% 6	187	1.04
d. Historical emphasis	56.38% 106	29.26% 55	11.70% 22	2.66% 5	188	1.51
e. Recreational opportunities	57.98% 109	35.64% 67	5.32% 10	1.06% 2	188	1.49

Q7

Customize Export

How do you best receive your information about the City? (Choose the top 3)

Answered: 192 Skipped: 0



Answer Choices

Responses

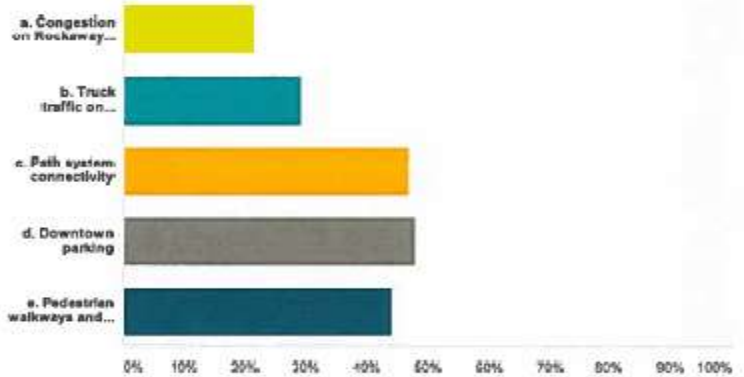
▼ a. City website	49.48%	55
▼ b. Facebook	56.77%	109
▼ c. Internet	33.33%	64
▼ d. Twitter	6.25%	12
▼ e. Utility bills	4.69%	9
▼ f. Newspaper	48.44%	93
▼ g. TV, radio	2.08%	4
▼ h. Word of mouth	66.67%	128
Total Respondents: 192		

Q8

Customize Export

**What are the most important transportation issues in Senoia? (Choose the top 2)**

Answered: 192 Skipped: 0



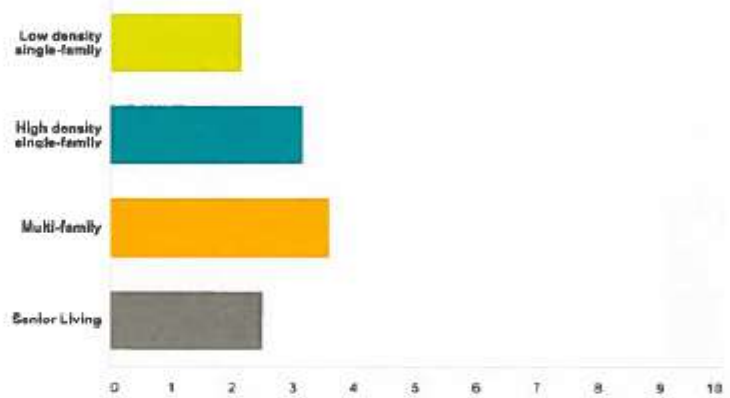
Answer Choices	Responses	%
▼ a. Congestion on Rockaway Road	41	21.35%
▼ b. Truck traffic on SR92/SR16	56	29.17%
▼ c. Path system connectivity	90	46.88%
▼ d. Downtown parking	92	47.92%
▼ e. Pedestrian walkways and sidewalks	85	44.27%
Total Respondents: 192		

Q9

Customize Export

**Do you think that Senoia needs more housing? (Check the one that applies.)**

Answered: 191 Skipped: 1



	agree	somewhat agree	somewhat disagree	disagree	Total	Weighted Average
Low density single-family	35.62% 65	31.69% 68	13.66% 25	19.13% 35	183	2.16
High density single-family	7.43% 13	21.71% 38	16.00% 28	54.86% 96	175	3.18
Multi-family	0.57% 1	9.14% 16	19.43% 34	70.86% 124	175	3.61
Senior Living	19.46% 36	37.84% 70	16.22% 30	26.49% 49	185	2.50

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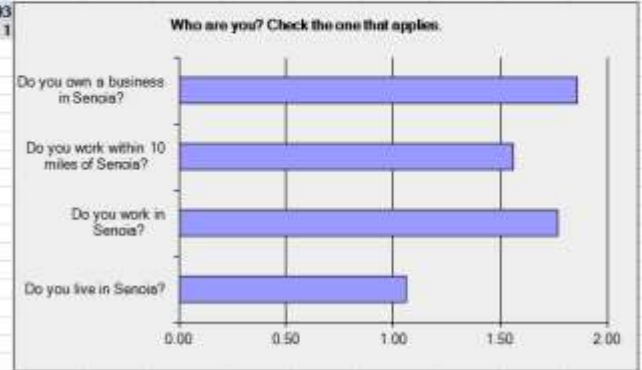
Language: [English](#) • [Español](#) • [Português](#) • [Deutsch](#) • [Nederlands](#) • [Français](#) • [Русский](#) • [Italiano](#) • [Dansk](#) • [Svenska](#) • [日本語](#) • [한국어](#) • [中文\(繁體\)](#) • [Türkçe](#) • [Norsk](#) • [Suomi](#)

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City of Senoia 2016-2036 Comprehensive Plan Community Survey #1

Who are you? Check the one that applies.

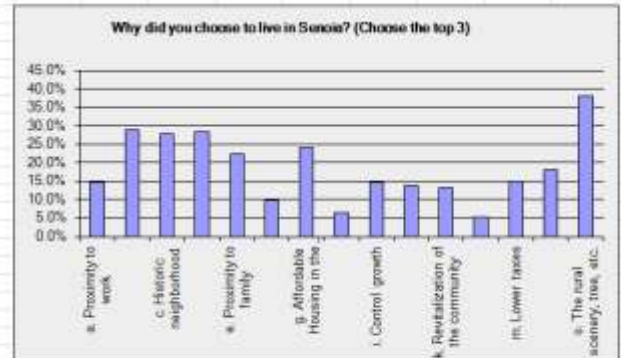
Answer Options	Yes	No	Rating Average	Response Count
Do you live in Senoia?	272	17	1.06	289
Do you work in Senoia?	64	216	1.77	280
Do you work within 10 miles of Senoia?	119	154	1.56	273
Do you own a business in Senoia?	38	239	1.86	277
<i>answered question</i>				293
<i>skipped question</i>				1



City of Senoia 2016-2036 Comprehensive Plan Community Survey #1

Why did you choose to live in Senoia? (Choose the top 3)

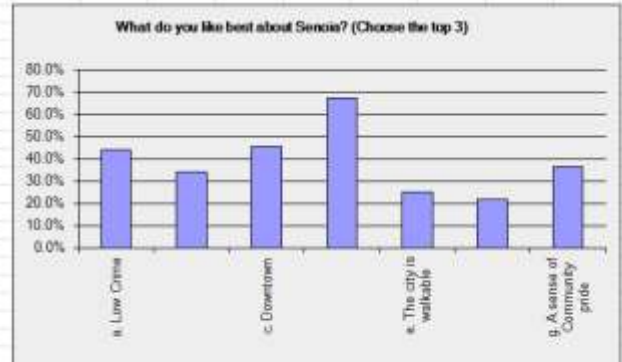
Answer Options	Response Percent	Response Count
a. Proximity to work	14.6%	43
b. Low crime	28.9%	85
c. Historic neighborhood	27.9%	82
d. Downtown	28.2%	83
e. Proximity to family	22.4%	66
f. Schools	9.9%	29
g. Affordable Housing in the community	24.1%	71
h. Development with housing convenient access to	6.5%	19
i. Control growth	14.6%	43
j. Sidewalks, pedestrian facilities, bike paths, trails	13.9%	41
k. Revitalization of the community	13.3%	39
l. Greenspace or park in the community	5.4%	16
m. Lower taxes	15.0%	44
n. Protection of historic and natural resources	18.0%	53
o. The rural scenery, trees, etc.	38.1%	112
<i>answered question</i>		294
<i>skipped question</i>		0



City of Senoia 2016-2036 Comprehensive Plan Community Survey #1

**What do you like best about Senoia? (Choose the top 3)**

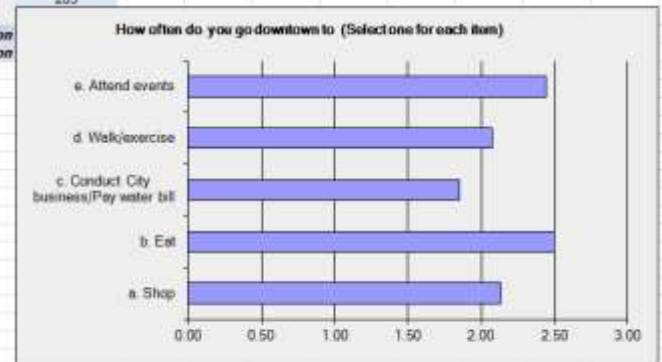
Answer Options	Response Percent	Response Count
a. Low Crime	44.2%	130
b. Historic neighborhood	34.0%	100
c. Downtown	45.6%	134
d. Small town feel in the Metro Atlanta area	67.3%	198
e. The city is walkable	24.8%	73
f. Annual events in the City	21.8%	64
g. A sense of Community pride	36.4%	107
<i>answered question</i>		<b>294</b>
<i>skipped question</i>		<b>0</b>



City of Senoia 2016-2036 Comprehensive Plan Community Survey #1

**How often do you go downtown to (Select one for each item)**

Answer Options	Rarely	Sometimes	Often	Rating Average	Response Count
a. Shop	58	138	95	2.13	291
b. Eat	14	117	161	2.50	292
c. Conduct City business/Pay water bill	130	62	87	1.85	279
d. Walk/exercise	70	122	91	2.07	283
e. Attend events	13	136	138	2.44	
<i>answered question</i>					
<i>skipped question</i>					

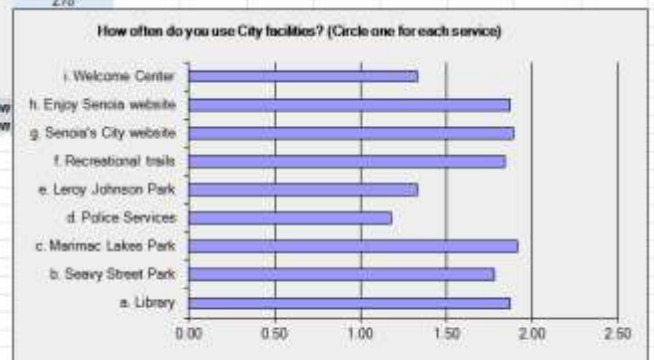


City of Senoia 2016-2036 Comprehensive Plan Community Survey #1

How often do you use City facilities? (Circle one for each service)

Answer Options	Rarely	Sometimes	Often	Rating Average	Response Count
a. Library	103	119	66	1.87	288
b. Seavy Street Park	113	121	50	1.70	284
c. Manmac Lakes Park	92	129	65	1.91	286
d. Police Services	234	39	5	1.18	278
e. Leroy Johnson Park	198	50	16	1.33	
f. Recreational trails	107	113	61	1.84	
g. Senoia's City website	88	143	57	1.89	
h. Enjoy Senoia website	96	127	60	1.87	
i. Welcome Center	198	72	10	1.33	

answered question  
skipped question

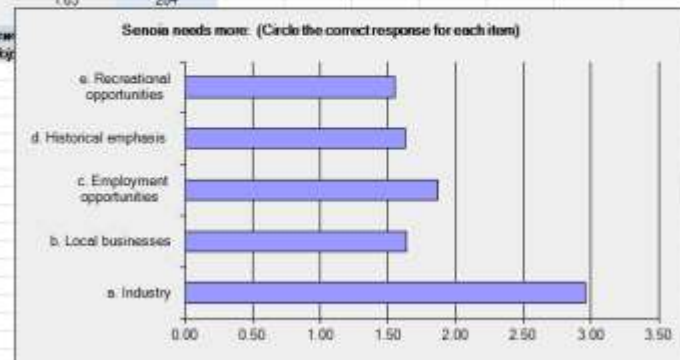


City of Senoia 2016-2036 Comprehensive Plan Community Survey #1

Senoia needs more: (Circle the correct response for each item)

Answer Options	agree	somewhat agree	somewhat disagree	disagree	Rating Average	Response Count
a. Industry	24	63	89	99	2.96	275
b. Local businesses	139	121	18	9	1.64	287
c. Employment opportunities	102	131	34	16	1.87	283
d. Historical emphasis	157	87	27	13	1.63	284
e. Recreational opportunities	166	95	16	10		

answ  
skip

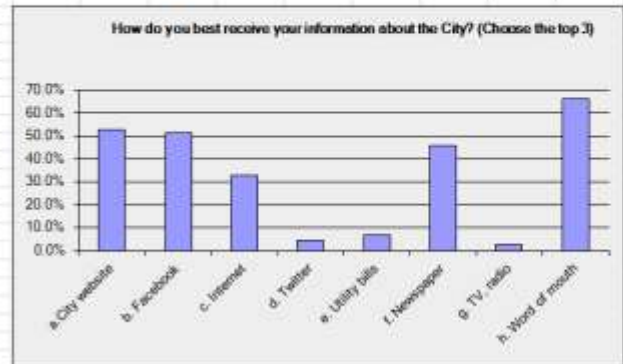




**City of Senoia 2016-2036 Comprehensive Plan Community Survey #1**

**How do you best receive your information about the City? (Choose the top 3)**

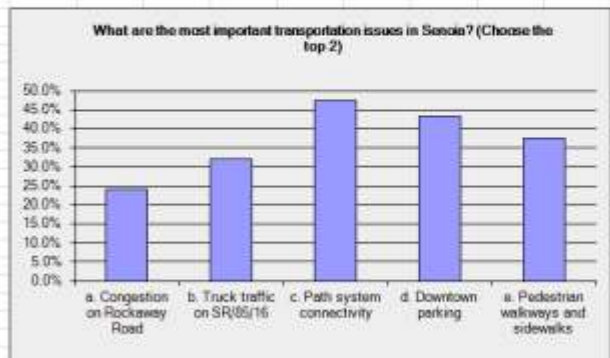
Answer Options	Response Percent	Response Count
a. City website	52.7%	155
b. Facebook	51.0%	150
c. Internet	32.7%	96
d. Twitter	4.4%	13
e. Utility bills	6.5%	19
f. Newspaper	45.6%	134
g. TV, radio	2.7%	8
h. Word of mouth	66.0%	194
<i>answered question</i>		<b>294</b>
<i>skipped question</i>		<b>0</b>



**City of Senoia 2016-2036 Comprehensive Plan Community Survey #1**

**What are the most important transportation issues in Senoia? (Choose the top 2)**

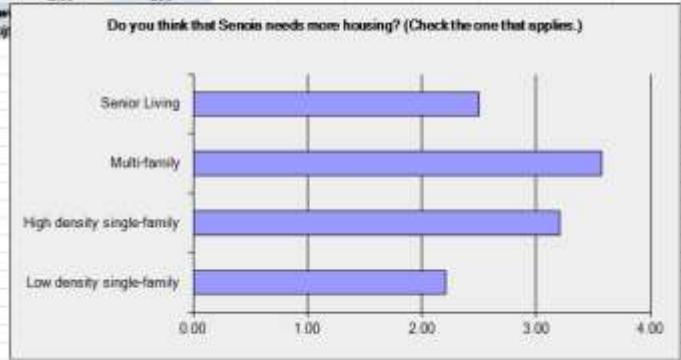
Answer Options	Response Percent	Response Count
a. Congestion on Rockaway Road	24.1%	71
b. Truck traffic on SR/85/16	32.0%	94
c. Path system connectivity	47.3%	139
d. Downtown parking	43.2%	127
e. Pedestrian walkways and sidewalks	37.4%	110
<i>answered question</i>		<b>294</b>
<i>skipped question</i>		<b>0</b>



City of Senoia 2016-2036 Comprehensive Plan Community Survey # 1

Do you think that Senoia needs more housing? (Check the one that applies.)

Answer Options	agree	somewhat agree	somewhat disagree	disagree	Rating Average	Response Count
Low density single-family	95	86	38	57	2.21	276
High density single-family	17	58	47	146	3.21	268
Multi-family	5	28	42	190	3.57	265
Senior Living	59	101	41	79	2.50	280



**City of Senoia Comprehensive Plan Updates 2016 – 2035**  
**Public Open House Meeting**  
**Thursday, November 19, 2015**

Prepared and conducted by: Three Rivers Regional Commission

**Community Facilities**

- Better enforcement of codes (overgrown grassy areas, abandoned vehicles)
- Animal control center-county
- Amphitheatre by the lake to entertain
- Advertise the children's park
- Build water features for kids to play and stay
- Improve the existing park
- Extend public natural gas, to remove propane tanks
- Trolley parking area to take to and from downtown and parking
- Improved recycling
- Need parking-attractive, maybe a tram to town
- From personal experience-if there is inadequate parking it will keep businesses (especially restaurants) from thriving
- The lake is great; love to take the golf cart every night and feed the ducks. Great to see other families there feeding ducks and fishing, etc.
- More public restrooms would be helpful
- Looking forward to new playground facilities
- More lighting around town-pretty historical ones behind Main St businesses
- A water source not covered in lilies
- Standing water near railway tracks and storm drains, Barnes St is very bad
- Have a facility that can reasonably be rented by citizens
- Exercise center for seniors
- A small theater
- Miniature golf course or bowling- activities for people who live here, young families
- More public restrooms, a faux train depot with meeting room and restrooms
- More lighting around town
- Continued improvement on water supply
- Storm drainage
- Splash park or pool
- Activity program for seniors
- Family recreation, movie theaters, bowling, restaurants
- Continue development of walking trails
- As much care to infrastructure of subdivisions as in downtown
- Tree lined roads
- Preservation of green spaces

- Continued development of parks
- Add an ATM in the main part of town! Necessary for tourist traffic
- Clean up the post office grounds and facility
- Keep serenity of the children's park-Seavy St-sheltered pavilions
- Expand Merrimac Park to be more family orientated
- Expand the library, space and materials
- More programs and better transportation
- Relationship of population to recreational facility
- Lighting downtown off Main St
- Host more activities at Community Center
- Add restaurants
- More lighting around town
- Theater
- Park on Seavy-plan? Need to publish or put up plan designs @ the park
- More street lighting-historically appropriate
- Add more picnic tables/benches near the railroad track
- Need public restrooms
- More lighting around town-safety and crime deterrent
- More public restrooms on Main St

### **Transportation**

- Finish & continue golf cart paths (and to include going to PTC)
- Bike lane on Rockaway Rd
- Golf cart paths
- Green spaces
- Bike lanes (esp. on Rockaway)
- Sidewalks!
- Parking areas (attractive)
- Parks
- No tractor trailers/trucks unless delivering to specific stores/homes; use 85/16 something else
- Improved signage
- Golf cart paths
- Bike lane-dangerous for both riders and cars
- Sidewalks on streets off Main St
- Restrict tractor trailers off side streets
- Restrict logging trucks from side streets
- Cart path connectivity to PTC & associated communities
- No mass transit
- Under Hwy 16 in two areas
- Money needs to be accessible-grants, etc.

- Rail line in use for how to connect to Senoia to Newnan
- Expanded golf cart paths, connection to PTC, added paths to all new developments
- Finish sidewalks in town
- Expand sidewalks &/or bike paths on street
- No 18 wheelers other than for deliveries on Main St
- Post signs to keep big rigs off Main St unless they're delivering
- Address the problem area in front of the gazebo. There is no area for pedestrians-very dangerous. The street sand makes roads slippery and unsafe to walk across the street to post office
- I oppose sidewalks all around the historic homes. It will detract from the authenticity.
- Train depot for meeting rooms and restrooms
- Golf cart access is important. Worth the investment to create a community feel. All new developments should have paths and parking
- No tractor trailers through town
- Promote bike paths and walking with good sidewalks
- Golf carts paths on both sides of Rockaway, bike lane on Rockaway
- Golf cart paths in all new developments
- Finish sidewalks in town
- Enforce keeping tractor trailers to stay out of town and off of Main St-unless making deliveries; too many trucks are cutting through town
- Fix signage at the gazebo so it says no right hand turn
- Fix signage on Rockaway-too many speed differences and signs every few yards
- Fix traffic near coffee shop-add more signage-do not allow U-turns; cut the shrubbery by the post office
- Golf cart path expansions-Rockaway (safety) both sides
- Bike lanes-especially Rockaway for safety
- Parking situation
- Sidewalks
- Control thru traffic-especially for big trucks
- Better traffic signage-corner of Main at Gazebo at coffee shop
- Poor visibility coming out of post office (looking back towards coffee shop)
- Golf cart paths extended to Hwy 16 and to PTC
- Improve utilities (garbage, recycle, sewers, sidewalks, road)
- Could there be shuttle parking from Winpak, Tencote, other businesses
- Connectivity; connect golf cart path to PTC; walk-able city; ability to walk around town to shops, etc
- Corner at Senoia Coffee shop-add a stop sign or maybe make Main St a walking district! My daughter almost got hit 2 times.
- Expand golf cart paths
- More sidewalks/improved sidewalks

- Parking garage-maybe post office and railroad tracks
- Bike lanes expand more
- Close Main St to vehicles on weekend; open for shops and children
- New parking plan-parking garage
- Move bike lanes further out of town towards train tracks
- Golf cart paths-under over 16 to PTC-yes!
- Pedestrian issues at Senoia Coffee shop corner-dangerous!!
- Walk-able community
- Sidewalks-who is responsible? See Willow Dell example, maintenance of existing
- Parking garage at railroad tracks
- Bicycle club
- Improved/extended cart path
- Rockaway bike lane
- Finish sidewalks around town
- Parking in downtown
- Enforce keeping semis off Main St unless making deliveries
- Propose closing Main St for pedestrians only some for and some against
- Train or trolley

### **Economic Development**

- Commercial & industrial to offset residential taxes
- Do not want economic development to impact our quality of life
- Need more diverse restaurants, meat and 3, Italian, upscale seafood
- More artisan gallery business, less antiques, less home goods
- More work shop opps for residents-develop light office or retail opps
- Improve our parks & equipment, make safe after dark
- Renovate the "hood"
- Expansion of tax base
- Commercial-food-medical-office park
- Movie business/industry
- Industrial
- Tourism
- Senoia City school
- Walking district downtown
- Close street on weekend
- Economical
- Main St, walking district on weekends, close cars on weekend
- Open air eating
- Diners that attract movie tourists to stay and spend
- Medical specialist park with urgent care

- Change the charter school to a City of Senoia elementary school and then add a middle school and high school. These are separate from the county schools. Similar to Buford City or Decatur City.
- Commercial-more “bang for buck” vs residential
- Clean industry, 3 to 5 more plants
- Medical complex clinic geriatric pediatric
- Tourism-close traffic on weekends with restaurants and food!! Open air dining
- Tourism!!
- Restaurants, medical facilities, schools
- Working craft center to watch pottery, weaving, woodcrafts, welders and buy their art, teach classes, etc.
- More attractions
- More shopping for interesting goods, shops like restoration, hardware or woodcrafts
- Mix use; diversity of industrial, commercial and businesses
- court big companies to locate; low rents and incentives
- More restaurants
- More smaller businesses, affordable rent space
- Retail shops on Main all the way from Johnson to 16 (on Broad). Sidewalks are important
- Promote industrial park outside of town core; provide incentives to attract the right companies into industrial park; could include tax incentives or low rent on land or low sale price on land if they agree to invest
- Need to market Senoia
- Restaurants-outdoor/roof top dining
- Retail stretch all the way to Hwy 16 with sidewalks to get there
- More restaurants for social gathering of residents and visitors
- Outdoor/rooftop dining
- Get rid of warehouse on Main St
- Okay with live/work on Main Street &/or Gin property
- Retail needs to go from 16 all the way to Broad St with sidewalks
- Give industrial uses tax breaks on city owned property. Bring high tech companies to outer limits of town
- More marketing of Senoia to white collar companies
- Consider a higher standard to attract development that blends with city
- Continuity with city
- More businesses to support tax base
- Quality growth-high standard in all aspects of development
- Is there still a plan for a theater in town? There was a plan for that once.

## Land Use

- Limited land use

- Clean industrial land use
- Annexing-mixed feelings
- Outside downtown community shopping
- Avoid additional traffic
- Retail-grocery, drug store, hardware, etc. at 85 and 16; how do we court Kroger or Publix to open up stores there?
- New development on 16 across from Dollar Store should be nicely developed, not hodge podge
- Zoning; what is commercial?
- Encourage industrial development on outskirts of town; SE corner of 16-85 intersection, we want a grocery store
- Who decides on the commercial usage of land?
- More planned looking industrial growth-consistent looking buildings; group does not like the look of the Subway/Nikki's Nails mall
- Keep industrial away from core
- Core-cute shops, retail, office space, lofts
- Near core-cute small historic homes
- Further out-suburbs, farm houses
- Further out-industrial
- Make sure we keep parks and green space in sufficient quantities near core
- Need sufficient parking near core
- Core should have attractive entrance into town
- Downtown district; multi-use of commercial and residential, encourage residents to remain downtown
- More trails that are wooded
- Develop city schools; these are separate from county schools
- Create more retail type venues that are beneficial for tourists
- Mix of commercial/residential which promotes sidewalk/urban communities
- Commercial restaurants
- Medical clinic
- Golf paths all through city limit trails!
- Parallel Main St with commercial/mixed use
- Grocery store!! (A good grocery store)
- Professional/medical zone
- Continue existing commercial down Main and side street; 2 streets of commercial/mixed use
- Improve recreational zone near commercial for family and kids
- Mixed use residential close to downtown and townhouses
- Watch sign and style of development
- Entrance and exits again need to be considered with traffic plans and flows
- Plan for Hwy 16 to control commercial and quality of development
- Desirability relates to control and quality of development



- Use mix use in quality and style

## **Historic Preservation**

- I like the current idea of new construction should be “photogenic”
- Grant writing! Who does it and how
- Better presence for SAH Society
- Need historical home owners group
- Very important in core; not as much outside of core
- Promote the historic homes better to visitors and public
- More promotion of our historical homes
- Historical home owners group to share ideas and contractor references
- More promotion
- Historic homeowners group
- Important to maintain historic homeowners group
- Promote historical homes
- Promote historical society
- Create historical home group to meet and discuss issues with old homes
- Home owners should be able to choose their colors, styles outside covenant of their choice as long as they coordinate with surroundings
- Need to have a backyard to play in-not in the street, keep lot size as stated for set backs
- Less strict regulations and ordinances so HPC does not have any room to negotiate
- Economic value
- Materials that allow durability
- Repair if possible
- Programs to help maintain history
- Maintain density of historic district near one acre lots

## **Housing**

- Open HOAs or better code enforcement
- Future of the government housing
- Land use for single family-no multi-family
- More mixed use even downtown with lofts/apt above commercial
- More townhomes “like those behind the wall”
- No apartments
- No mobile homes
- Mixed use to increase tax income on both commercial sales and taxes
- Mixed use housing; i.e. apartments on top of commercial
- No mobile housing

- Commercial on bottom with housing on top
- Preserve the look of historical homes on future single family homes
- No apartment homes
- Carriage houses should be able to contain kitchens and bathrooms
- No HOA dues
- Complete Gin Property plan with mixed housing and shops below
- Smaller homes
- Energy efficient homes
- Quality housing for all economic groups
- Mixed use variety of housing
- Slow-growth
- Small townhouses near the downtown
- People should be able to rent out a carriage house on their property
- Where does this existing law originate and how does it go away? Many of us want to take care of elderly parents and or would like the option to rent
- Allow carriage houses to be used as rental property as long as the owner is on site
- Enforce the codes strictly so that homes in disrepair are not eye sores
- Primarily individual homes in future development
- Need by law enforcement some of the homes look horrible and reflect very poorly on Senoia. Don't mind that some homes are poor but it needs to be neat and clean
- Main St lofts above stores are OK
- Move towards cute, well kept historic homes in core
- Move to suburbs with bigger homes
- 55 and up housing-one level home
- Single family dwelling with front and back yards for children
- Affordable yet historic
- Senior housing that is historic and affordable
- Standard for subdivision entrance and exits-meet codes of safety, visibility and exit plan

**City of Senoia 2016-2036 Comprehensive Plan  
Public Meeting**

**Thursday, November 19, 2015  
SENOIA CITIZENS RESPONSES**

**What are the things you like most about Senoia?**

- The historic nature of the streets, the homes, the downtown, friendly merchants. The events, parades, open houses, tree lights. The sense of community and the sidewalks
- Small town atmosphere
- Our neighbors, our neighborhoods', the green spaces and towns. The parades and shops
- Small town feel. Kind of quaint architecture
- It's away from the big cities
- Historic small town community
- The Southern charm
- Friendly, Old fashion, Home town look, clean
- Traditional architecture, traditional family living
- Traditional architecture, traditional family living
- Small town but active, Boutique feel, Friendly people
- Historic homes, main streets stores', golf cart accessibilities, small town, friendly people, and variety of shopping, beautiful new homes.
- Historical small town feel where you can get to know your neighbors and shop owners. Sense of community
- Small town feel, the people, controlled growth, historical street.
- Charm friendly people and neighbors. Feel like you are in the South vs. PTC say I growing availability of products and services, community spirits
- Historic homes, large yards, wholesome events, i.e. parades, car show, historical society events, small town
- Beautiful historic houses parades/celebrations, lovely downtown area, community involvement, friendliness/being able to know the people in the community, picking up yard debris - that's great.
- Less traffic, Holiday celebrations, large trees, Historic homes, having a Historical Society
- Older homes, active downtown, citizens willing to participate in community activities.
- Historic homes, friendly people, hometown feel, sense of community
- Historic quaint town, historic downtown, small town community feeling
- I love the small town community feel accompanied by the conveniences of a large city. Main Street is a very appealing community destination with well being neighbors and businesses.
- Historic housing and buildings. No commercial big name brand stores, friendly
- Close to restaurants in neighboring cities. Small town feeling around Police Department and City Clerk's Office.
- Small town, historical homes
- Main street, walk-able streets

- The small town feel with the accent a the preservation of its historical and get with an accent a the future while preserving and building on the feel

### **What things would you change in Senoia?**

- The seeming "monopoly" of builders "planners" moves -shakers. A strange control over Code Violations. The constant piles of leaves, tree parts, etc. on the road. The roads are never clean. They need a large "hall" for events, a Recreation Department.
- Better Code Enforcement
- The weeds choking Hutchinson Lake, the silly speed limits
- Go back to the small town feel
- Recruit more businesses and Industries to sustain prosperity
- The face of everything being changed to misrepresent what Senoia was and can be
- Humane Treatment of stray animals. Contract with Coweta County Animal Shelter or build a facility that is licensed and staff that is trained and certified and conform to state laws
- Bakery, Mexican restaurants, walking trails that are wooded
- Keep going in the direction this is going. I would like to have to never leave Senoia for any of my daily needs. It is missing a few things like better groceries, Hardware stores, etc.
- Stricter Code Enforcement of community standards - too many homes in disrepair especially historical properties. Remove the trailer business on Main Street - it is ugly- complete with taxpaying brick and mortar, cheapens the streets.
- Houses that have become dilapidated need to be addressed. Would like to alter reputation of speed trap while still realizing officers need to control excess speed in the areas with golf carts and bikers. Better parking situation and more options for restaurants.
- More recreation opportunities for both children and seniors. More places to travel to in golf cart, restaurants, shopping.
- Additional expansion of green spaces, recreation areas, walking trails, more sidewalks, more integration
- Appreciate the activities from the "Walking Dead", but would like to attract different elements - arts, fine dining.
- More sidewalks getting into Main Street area, curbing, speeders, pot holes
- More walk- able/sidewalks, lighting, better parking and more businesses. Curb and gutter/storm drainage.
- Stricter Code Enforcement, more restaurants open 24/7, very little to change in my opinion.
- 16 Corridor/commercial developments are unattractive. Selective enforcement codes and issuing too many variances.
- I like to see more high quality restaurants. I like to see more outdoor patio and recreation facilities. I like to see live/work spaces in downtown Main Street.
- More sidewalks, The Mayor and City Council getting out in the community and feeling more people. More like old communities.

- Attitude of elected Government of Senoia towards public. Lack of openness in Government and lack of online public documents information. Ethics Ordinance to improve that.
- Homes that need work (remodeling), restaurants options, police unfriendly attitudes, restaurants open later (night outs)
- Improve houses in need of repair, improve police attitude, connect golf cart to Peachtree City.

### **What would you like Senoia to be like in 20 years?**

- Clean, neat, more variety in shops, an elementary school within the City limits. Perhaps allow "piling" of debris only on certain days every other weekend or required bagging of leaves, grass, clippings.
- A more beautiful small City, more variety in shops
- Sustain prosperity, housing stable and growing. More attractions and theater, camp and amphitheater
- Much the same small town feel. But I like the area behind Main Street to become an art-gallery type area for artists and lofts over head for town life. I like a better grocery shop. I like a little general store with real items like hardware and basics.
- More stores with local apparel vs. tourist apparel. Perhaps a craft area potters, carving, woodcraft, glass glazing painting, otter art, sewing, etc.
- Still have small town feel
- Like it was 40 years ago
- As much the same as possible. A place to raise a family with pride. Have quality of life resources.
- Great little traditional family town
- Vibrant Main Street with lots of shops. Quaint homes in the Downtown core (well maintained) spread to spread or farm country as you get further out of town.
- Very similar to how it is now. I would like to see the Gin property homes protected from tourist traffic.
- "Self sustaining" meaning banks, doctors, dentist, pharmacist in the area. Drycleaners, restaurants, recreation, Movie Theater, clothing stores, etc. Primarily, Single Family Homes. Area known as Safe Community, desirable place to buy home. Would like to see at least elementary school closer to town. City parks and pool, golf carts access to shopping possible up Rockaway. Good water, sewer, Internet.
- To remain a town we feel safe to live in.
- For even more vibrant version of itself focusing on community, services, opportunities, etc. More emphasis on local farmers market, more walk-able, a hotel (nice)
- Interesting architecture in homes and commercial buildings.
- Still a beautiful town with old homes, friendly neighbors and vital downtown area but with sidewalks and some yummy places to eat. Still no malls, chain restaurants in town or strip malls. A bakery would be nice.
- Repair potholes, sidewalks, and more restaurants.
- Pretty close to what it is like today, only better

- Would like to be able to recognize Senoia pretty much like today. Historic feel, family friendly atmosphere, still feeling safe, affordable Senior Housing, smaller empty nesters.
- Maintain historic feeling, controlled growth, and beautification of what we have now.
- I like to see Senoia to continue to value the small town community feel, as it expands its business and residential endeavors. Like to see Senoia preserve its historical town even as it welcome tourist from across the World.
- A small town atmosphere. Take more notice of public comments and feelings and desire. Really listen in Public Hearing and appearances from the floor. Stop with the "good old boys" methods and give the public more say in matters instead of dictatorial decisions. Let the public decide some issues by ballot at elections instead of always deciding for them by declared "fist".
- More developments but keeping historic feel. More shops/restaurants.
- More developed shops and restaurants. Mixture of Single Family and Multi-Family Houses, keeping historical look

Thank you for your input! Three Rivers Regional Commission (TRRC) Planning Staff. We want your input - please take the online survey <https://www.surveymonkey.com/r/KMK8DLT>

## **PUBLIC NOTICE**

The City of Senoia 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 Senoia 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 Senoia for the next 20 years and beyond. In an effort to gather inputs from citizens and general public, the City of Senoia will be holding a public input meeting on Thursday, November 19, 2015, in the Municipal Court located at 505 Howard Road, Senoia, GA 32076 at 6:30 p.m.

The purpose of the hearing and public meeting is to brief the community on the process being used to develop the plan, gather community inputs and comments. Questions should be directed to Richard Ferry at 77-599-3679.

**WE WANT YOUR INPUT**

**2016-2036**

**Comprehensive  
Plan**



**City of Senovia**

**P.O. Box 310**

**Senovia, GA 30276**

The City of Senovia 2016-2036 Comprehensive Plan requires input from the residents of the City. This survey covers the areas of Economic Development, Development Patterns, Mobility, Community, Conservation, Livability and Governance Please complete the survey and return by USPS at the address above, to City Hall at 80 Main Street, Senovia, GA 30276 or via email to City Manager, Richard Ferry at [rferry@senovia.com](mailto:rferry@senovia.com).

**1. Why did you choose to live in Senovia? (Choose the top 3)**

- a. Proximity to work
- b. Low crime
- c. Historic neighborhood
- d. Downtown
- e. Proximity to family
- f. Activity Centers
- g. Affordable Housing in the community
- h. Development with housing convenient access to major employers, shopping or neighborhoods
- i. avoidance of sprawl
- j. sidewalks, pedestrian facilities, bike paths, trails,
- k. revitalization of the community
- l. m. greenspace or parkland in the community
- n. lower or less taxes
- o. Protection of historic and natural resources
- p. The rural scenery, trees, etc
- q. Zoning and development regulations, sewer, water, police



- r. reduced cost in providing public services/facilities
- s. streamline of local development process

**2. What do you like best about Senoia?**

- a. Low Crime
- b. Historic neighborhood
- c. Downtown
- d. Small town yet near to public and private services
- e. The city is walkable

**3. What are some areas that Senoia can improve?**

- a. More commercial business
- b. More industrial opportunities
- c. More park and recreation opportunities
- d. Lower density single family development
- e. More housing diversity and choices
- f. Senior living opportunities

**4. Who are you?**

- a. Do you live in Senoia?
- b. Do you work in Senoia?
- c. Do you work within 10 miles of Senoia?
- d. Do you own a business in Senoia?

**5. Senoia needs more: circle the correct response for each item.**

- a. industry – agree somewhat agree somewhat disagree disagree
- b. local businesses - agree somewhat agree somewhat disagree disagree
- c. employment opportunities - agree somewhat agree somewhat disagree disagree
- d. housing - agree somewhat agree somewhat disagree disagree
- e. Recreational Opportunities - agree somewhat agree somewhat disagree disagree

6. Do you understand the role, purpose and significance of Senoia Historical Society? Too specific

7. Do you go downtown to: Circle one for each item

- a. Shop - Rarely Sometimes Often
- b. Eat - Rarely Sometimes Often
- c. Conduct City Business / Pay Water Bill - Rarely Sometimes Often
- d. walk/exercise - Rarely Sometimes Often

8. How often do you use City facilities? Circle one for each service

- a. Library – Rarely Sometimes Often
- b. Seavy Street Park - Rarely Sometimes Often
- c. Marimac Lakes Park - Rarely Sometimes Often
- d. Police Services - Rarely Sometimes Often
- e. Leroy Johnson Park - Rarely Sometimes Often
- f. Recreational trails - Rarely Sometimes Often
- g. Senoia's City Website - Rarely Sometimes Often
- h. Enjoy Senoia Website - Rarely Sometimes Often

9. How do you best receive your information about the City?

- a. City website
- b. Face Book
- c. Internet
- d. Twitter
- e. Utility bills
- f. Newspaper
- g. TV, radio
- e. I don't know

10. What are the most important transportation issues in Senoia? Choose 2

- a. Congestion on Rockaway Road
- b. Truck traffic on SR/85/16
- c. Truck traffic downtown
- d. Path system connectivity
- e. downtown parking

## Senoia News & Events

### Holiday Events in Senoia

- Holiday Open House - November 13, 2015
- Light Up Senoia - December 5, 2015
- Candelight Tour of Homes - December 13, 2015

### Light Up Senoia

Mark your calendar for the annual "Light Up Senoia" event. Saturday, December 5, 2015 from 4:00-8:00 pm complete with entertainment, food court, and parade at 5:30 with Santa & Mrs. Claus. A wonderful family event with Santa's Workshop, face painting and more! See the Christmas tree lighting after the parade and plan a visit with Santa at the gazebo. Mrs. Claus will be there too giving out candy canes!

[Download Parade Form](#)

### City of Senoia Comprehensive Plan

#### Public Input Meeting

**Thursday, November 19, 2015 at 6:30 PM**

The City of Senoia 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 Senoia 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 Senoia for the next 20 years and beyond. In an effort to gather input from citizens and general public, the City of Senoia will be holding a public input meeting on Thursday, November 19, 2015, in the Municipal Court located at 505 Howard Road, Senoia, GA 32076 at 6:30 p.m.

Questions should be directed to Richard Ferry at 770-599-3679.

### Senoia Municipal Election

Elections are to be held on November 3, 2015 for Senoia City Council Seats three and four. Persons wishing to qualify for this election, may obtain a qualification packet from the City Clerk at Senoia City Hall located at 80 Main Street between 9:00 a.m. to 4:30 p.m. beginning Monday, August 31, 2015, through Wednesday, September 2, 2015. [Click here for more information.](#)

### Planning Senoia's Future: Help Set the Path

All residents of Senoia are invited to help set the path for Senoia's future. The results will help set the goals in the 2016-2036 City of Senoia Comprehensive Plan Update.

[TAKE THE FIRST PLANNING SURVEY](#)

**Economic Development, Development Patterns, Mobility, Community, Conservation,  
Livability and Governance**

1. Why did you choose to live in Senoia?
  - a. Proximity to work
  - b. Low crime
  - c. Historic neighborhood
  - d. Downtown
  - e. Proximity to family
  - f. Activity Centers
  - g. Affordable Housing in the community
  - h. Development with housing convenient access to major employers, shopping or neighborhoods
  - i. avoidance of sprawl
  - j. sidewalks, pedestrian facilities, bike paths, trails,
  - k. revitalization of the community
  - l. better cluster such as limited signage along roadways
  - m. greenspace or parkland in the community
  - n. less taxes
  - o. Protection of historic and natural resources
  - p. The rural scenery, trees, etc.
  - q. zoning and development regulations, sewer, water, police
  - r. reduced cost in providing public services/facilities
  - s. streamline of local development process
  - t. Excellent and working Mayor and City Council
  
2. What do you like best about Senoia?
  - a. Low Crime
  - b. Historic neighborhood
  - c. Downtown
  - d.
  
3. What are some areas that Senoia can improve?
  - a. More commercial business
  - b. More industrial opportunities
  - c. More park and recreation opportunities
  - d. Lower density single family development
  
4. Who are you?

- a. Do you live in Senoia
  - b. Do you work in Senoia
  - c. Do you work within 10 miles of Senoia
  - d. Do you own a business in Senoia?
- 5.** Do you want the City to improve?
- a. Do you shop or dine locally
  - b. What is the most important growth to the city of Senoia
- 6.** What do you think will bring residence to the downtown area?
- 7.** Do you understand the role, purpose and significance of Senoia Historical Society?
- 8.** Do you use and utilized the services and establishments in downtown?
- a. What current City amenities do you use?
  - b. How often do you use City facilities (library,....)
- 9.** How do you best receive your information about the City?
- a. City website
  - b. Face Book
  - c. Internet
  - d. Twitter
  - e. Utility bills
  - f. Newspaper
  - g. TV, radio
  - e. I don't know
- 10.** What are the most important transportation issues in Senoia?
- a. congestion on Rockaway Road
  - b. Truck traffic on SR/85/16
  - c. Truck traffic downtown
  - d. path system connecting....
  - e. downtown parking

**Community Facilities**

- better enforcement of codes (overgrown grassy areas, abandoned vehicles)
- animal control center-county
- amphitheatre by the lake to entertain
- advertise the children's park
- build water features for kids to play and stay
- improve the existing park
- extend public natural gas, to remove propane tanks
- trolley parking area to take to and from downtown and parking
- improved recycling
- need parking-attractive, maybe a tram to town
- from personal experience-if there is inadequate parking it will keep businesses (especially restaurants) from thriving
- the lake is great; love to take the golf cart every night and feed the ducks. Great to see other families there feeding ducks and fishing, etc.
- more public restrooms would be helpful
- looking forward to new playground facilities
- more lighting around town-pretty historical ones behind Main St businesses
- a water source not covered in lilies
- standing water near railway tracks and storm drains, Barnes St is very bad
- have a facility that can reasonably be rented by citizens
- exercise center for seniors
- a small theater
- miniature golf course or bowling- activities for people who live here, young families
- more public restrooms, a faux train depot with meeting room and restrooms
- more lighting around town
- continued improvement on water supply

- storm drainage
- splash park or pool
- activity program for seniors
- family recreation, movie theaters, bowling
- restaurants
- continue development of walking trails
- as much care to infrastructure of subdivisions as in downtown
- tree lined roads
- preservation of green spaces
- continued development of parks
- add an ATM in the main part of town! Necessary for tourist traffic
- clean up the post office grounds and facility
- keep serenity of the children's park-Seavy St-sheltered pavilions
- expand Merrimac Park to be more family orientated
- expand the library, space and materials
- more programs and better transportation
- relationship of population to recreational facility
- lighting downtown off Main St
- host more activities at Community Center
- add restaurants
- more lighting around town
- theater
- park on Seavy-plan? Need to publish or put up plan designs @ the park
- more street lighting-historically appropriate
- add more picnic tables/benches near the railroad track



- need public restrooms
- more lighting around town-safety and crime deterrent
- more public restrooms on Main St

### **Transportation**

- finish & continue golf cart paths (and to include going to PTC)
- bike lane on Rockaway Rd
- golf cart paths
- green spaces
- bike lanes (esp on Rockaway)
- sidewalks!
- parking areas (attractive)
- parks
- no tractor trailers/trucks unless delivering to specific stores/homes; use 85/16 something else
- improved signage
- golf cart paths
- bike lane-dangerous for both riders and cars
- sidewalks on streets off Main St
- restrict tractor trailers off side streets
- restrict logging trucks from side streets
- cart path connectivity to PTC & associated communities
- no mass transit
- under Hwy 16 in two areas
- money needs to be accessible-grants, etc.
- rail line in use for how to connect to Senoia to Newnan
- expanded golf cart paths, connection to PTC, added paths to all new developments

- finish sidewalks in town
- expand sidewalks &/or bike paths on street
- no 18 wheelers other than for deliveries on Main St
- post signs to keep big rigs off Main St unless they're delivering
- address the problem area in form of the gazebo. There is no area for pedestrians-very dangerous. The street sand makes roads slippery and unsafe to walk across the street to post office
- I oppose sidewalks all around the historic homes. It will detract from the authenticity.
- train depot for meeting rooms and restrooms
- golf cart access is important. Worth the investment to create a community feel. All new developments should have paths and parking
- no tractor trailers through town
- promote bike paths and walking with good sidewalks
- golf carts paths on both sides of Rockaway, bike lane on Rockaway
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- fix traffic near coffee shop-add more signage-do not allow U-turns; cut the shrubbery by the post office
- golf cart path expansions-Rockaway (safety) both sides
- bike lanes-especially Rockaway for safety
- parking situation
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- control thru traffic-especially for big trucks
- better traffic signage-corner of Main at Gazebo at coffee shop
- poor visibility coming out of post office (looking back towards coffee shop)

- golf cart paths extended to Hwy 16 and to PTC
- improve utilities (garbage, recycle, sewers, sidewalks, road)
- could there be shuttle parking from Winpak, Tencote, other businesses
- connectivity; connect golf cart path to PTC; walkable city; ability to walk around town to shops, etc
- corner at Senoia Coffee shop-add a stop sign or maybe make Main St a walking district! My daughter almost got hit 2 times.
- expand golf cart paths
- more sidewalks/improved sidewalks
- parking garage-maybe post office and railroad tracks
- bike lanes expand more
- close Main St to vehicles on weekend; open for shops and children
- new parking plan-parking garage
- move bike lanes further out of town towards train tracks
- golf cart paths-under over 16 to PTC-yes!
- pedestrian issues at Senoia Coffee shop corner-dangerous!!
- walkable community
- sidewalks-who is responsible? See Willow Dell example, maintenance of existing
- parking garage at railroad tracks
- bicycle club
- improved/extended cart path
- Rockaway bike lane
- finish sidewalks around town
- parking in downtown
- enforce keeping semis off Main St unless making deliveries
- propose closing Main St for pedestrians only some for and some against
- train or trolley

## **Economic Development**

- commercial & industrial to offset residential taxes
- do not want economic development to impact our quality of life
- need more diverse restaurants, meat and 3, Italian, upscale seafood
- more artisan gallery business, less antiques, less home goods
- more work opps for residents-develop light office or retail opps
- improve our parks & equipment, make safe after dark
- renovate the "hood"
- expansion of tax base
- commercial-food-medical-office park
- movie business/industry
- industrial
- tourism
- Senoia City school
- walking district downtown
- close street on weekend
- economical
- Main St, walking district on weekends, close cars on weekend
- open air eating
- diners that attract movie tourists to stay and spend
- medical specialist park with urgent care
- change the charter school to a City of Senoia elementary school and then add a middle school and high school. These are separate from the county schools. Similar to Buford City or Decatur City.
- commercial-more "bang for buck" vs residential
- clean industry, 3 to 5 more plants
- medical complex clinic geriatric pediatric

- tourism-close traffic on weekends with restaurants and food!! Open air dining
- tourism!!
- restaurants, medical facilities, schools
- working craft center to watch pottery, weaving, woodcrafts, welders and buy their art, teach classes, etc.
- more attractions
- more shopping for interesting goods, shops like restoration, hardware or woodcrafts
- mix use; diversity of industrial, commercial and businesses
- court big companies to locate; low rents and incentives
- more restaurants
- more smaller businesses, affordable rent space
- retail shops on Main all the way from Johnson to 16 (on Broad). Sidewalks are important
- promote industrial park outside of town core; provide incentives to attract the right companies into industrial park; could include tax incentives or low rent on land or low sale price on land if they agree to invest
- need to market Senoia
- restaurants-outdoor/roof top dining
- retail stretch all the way to Hwy 16 with sidewalks to get there
- more restaurants for social gathering of residents and visitors
- outdoor/rooftop dining
- get rid of warehouse on Main St
- okay with live/work on Main Street &/or Gin property
- retail needs to go from 16 all the way to Broad St with sidewalks
- give industrial uses tax breaks on city owned property. Bring high tech companies to outer limits of town
- more marketing of Senoia to white collar companies
- consider a higher standard to attract development that blends with city

- continuity with city
- more businesses to support tax base
- quality growth-high standard in all aspects of development
- is there still a plan for a theater in town? There was a plan for that once.

### **Land Use**

- limited land use
- clean industrial land use
- annexing-mixed feelings
- outside downtown community shopping
- avoid additional traffic
- retail-grocery, drug store, hardware, etc at 85 and 16; how do we court Kroger or Publix to open up stores there?
- new development on 16 across from Dollar Store should be nicely developed, not hodge podge
- zoning; what is commercial?
- encourage industrial development on outskirts of town; SE corner of 16-85 intersection, we want a grocery store
- who decides on the commercial usage of land?
- more planned looking industrial growth-consistent looking buildings; group does not like the look of the Subway/Nikki's Nails mall
- keep industrial away from core
- core-cute shops, retail, office space, lofts
- near core-cute small historic homes
- further out-suburbs, farm houses
- further out-industrial
- make sure we keep parks and green space in sufficient quantities near core
- need sufficient parking near core
- core should have attractive entrance into town

- downtown district; multi-use of commercial and residential, encourage residents to remain downtown
- more trails that are wooded
- develop city schools; these are separate from county schools
- create more retail type venues that are beneficial for tourists
- mix of commercial/residential which promotes sidewalk/urban communities
- commercial restaurants
- medical clinic
- golf paths all through city limit trails!
- parallel Main St with commercial/mixed use
- grocery store!! (a good grocery store)
- professional/medical zone
- continue existing commercial down Main and side street; 2 streets of commercial/mixed use
- improve recreational zone near commercial for family and kids
- mixed use residential close to downtown and townhouses
- watch sign and style of development
- entrance and exits again need to be considered with traffic plans and flows
- plan for Hwy 16 to control commercial and quality of development
- desirability relates to control and quality of development
- use mix use in quality and style

### **Historic Preservation**

- I like the current idea of new construction should be “photogenic”
- Grant writing! Who does it and how
- better presence for SAH Society
- need historical home owners group
- very important in core; not as much outside of core

- promote the historic homes better to visitors and public
- more promotion of our historical homes
- historical home owners group to share ideas and contractor references
- more promotion
- historic homeowners group
- important to maintain historic homeowners group
- promote historical homes
- promote historical society
- create historical home group to meet and discuss issues with old homes
- home owners should be able to choose their colors, styles outside covenant of their choice as long as they coordinate with surroundings
- need to have a backyard to play in-not in the street, keep lot size as stated for set backs
- less strict regulations and ordinances so HPC does not have any room to negotiate
- economic value
- materials that allow durability
- repair if possible
- programs to help maintain history
- maintain density of historic district near one acre lots

### **Housing**

- open HOAs or better code enforcement
- future of the government housing
- land use for single family-no multi-family
- more mixed use even downtown with lofts/apt above commercial
- more townhomes "like those behind the wall"
- no apartments
- no mobile homes



- mixed use to increase tax income on both commercial sales and taxes
- mixed use housing; i.e. apartments on top of commercial
- no mobile housing
- commercial on bottom with housing on top
- preserve the look of historical homes on future single family homes
- no apartment homes
- carriage houses should be able to contain kitchens and bathrooms
- no HOA dues
- complete Gin Property plan with mixed housing and shops below
- smaller homes
- energy efficient homes
- quality housing for all economic groups
- mixed use variety of housing
- slow-growth
- small townhouses near the downtown
- people should be able to rent out a carriage house on their property
- where does this existing law originate and how does it go away? Many of us want to take care of elderly parents and or would like the option to rent
- allow carriage houses to be used as rental property as long as the owner is on site
- enforce the codes strictly so that homes in disrepair are not eye sores
- primarily individual homes in future development
- need bylaw enforcement, some of the homes look horrible and reflect very poorly on Senoia. Don't mind that some homes are poor but it needs to be neat and clean
- Main St lofts above stores are OK
- move towards cute, well kept historic homes in core
- move to suburbs with bigger homes

-55 and up housing-one level home

-single family dwelling with front and back yards for children

-affordable yet historic

-senior housing that is historic and affordable

-standard for subdivision entrance and exits-meet codes of safety, visibility and exit plan

The City of Senoia Comprehensive Plan update is due by October 31, 2016. The City of Senoia has begun the update process and the Three Rivers Regional Commission (TRRC) is assisting in the development and writing of the plan. The purpose of the City of Senoia Comprehensive Plan is to provide a guide for the future growth and development of the City. This Plan is being developed in cooperation and in accordance with the Minimum Planning - Standards and Procedures of the 1989 Georgia Planning Act. This Comprehensive Plan will be a guide for the City of Senoia's elected and appointed officials and other community leaders making everyday decisions, which are supportive of the community's stated vision for its future. This plan should serve as the city's main resource tool in assessing development proposals, including rezoning applications and redevelopment plans. For the residents of Senoia, business owners and members of the development community, this plan provides insight into what types of land uses and development are appropriate at various locations throughout the City of Senoia. Through the process of evaluating various functions and services, this plan is a point of reference for Senoia's city staff in preparing capital improvement programs and associated budgets.

The process consist of key component which involves receiving input from citizens 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 for the next 20-years and beyond. The questions in this survey are intended to serve these purposes. Your responses are strongly encouraged so please complete the survey online at <https://www.surveymonkey.com/r/KMK8DLT> and if you do not have access to a computer hard copies are made available at the following locations: Senoia City Hall, at 80 Main Street, Senoia Municipal Court at 505 Howard Road, the library and DDA. Any questions regarding this survey or process please contact City Manager, Richard Ferry at [rferry@senoia.com](mailto:rferry@senoia.com) or at City Hall at 770-599-3679.

Thank you for your participation and taking the time to complete this survey.

City of Senoia Comprehensive Plan Update 2016-2036  
Open House/Public Input/Visioning Workshop  
March 31, 2016  
6:30 pm to 8:30 pm  
Municipal Court  
Three Rivers Regional Commission Facilitating

Three Rivers Regional Commission staff present: James Abraham, Kimberly Dutton

Senoia staff present: Richard Ferry

Summary of the Visioning Exercise

**Write a draft Vision Statement for Senoia –**

*Sample Vision Statement:*

The City of Senoia will provide sound and thoughtful growth focusing on sustainable economic development, preservation of historic resources and continuation of its unique small town atmosphere. **Like 1**

The City of Senoia is a place where the qualities of rural small town life are intact. Senoia is a close-knit community where the appreciation of a less complicated life, preservation of its historic identity and protection of its rural roots is apparent. Through sound planning and decision-making, The City of Senoia will provide a safe, friendly and pros prosperous quality of life. **Like 1**

The City of Senoia, with its sense of place, historic resources and sustainable business and strong community pride, will provide, for its citizens, and unsurprised quality of life through sound business recruitment, planned growth and utilization of its many resources.

Responses:

The City of Senoia is comprised of 4 district entities – Historic, Commercial, Subdivision and Rural. The challenge is to integrate these divisive elements into aspects that lead to a well functioning and prosperous city, which meets the basic needs of the entire population in all 4 entities.

The City of Senoia with its unique sense of place will provide a quality of life which promotes sustainable businesses and controlled growth, while honoring its rural roots and history.

City of Senoia is a place for families, keep historical preservation of downtown district, keep and improve good quality of life. Protect local businesses and tourism, keep safe and friendly.

The City of Senoia is a safe place to live and raise your children in an attractive environment. The city treats everyone with dignity, equality and respect. Place to live, grows, and expand with pride in a caring community.

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

1) Walking the streets due to traffic and lack of sidewalks

1) Gin property. (2)

1) GA Hwy 16 corridor

1) Stalling Road near "A Better Way".

1) There aren't any and if there were places of any "blight" then they should be in the Comprehensive Plan for improvement and/or elimination.

1) Johnson Street and Seavy off 85

1) Middle, Coweta, Couch Street area (2)

2) Hwy 16 road congestion

3) Walking on roads including Main Street lack of sidewalks.

4) Jail

5) Ray Street because of dogs

6) Not taking small children to restaurant when alcohol is being served.

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

➤ Lack of qualified trained workforce.

- The storm water program needs to be comprehensive
- Develop corridor plan for GA 16
- Population involvement and less Government decision
- Open Government by means of on-line available documents for Government meeting
- Elected government learn to accept criticism and do not bad mouth public opinions
- Unity in Senoia, civic pride
- Raise commercial/industrial tax base.
- Improved websites
- Children recreation program
- Keeping taxes low/no increases.
- Over development of areas just outside of the City limits that will still use city's infrastructure
- Coordination with GDOT and County development plans to coincide with Senoia's vision
- When you know you have dogs get it out the town.
- Staying informed on what the city is doing
- Voices be heard or problem of the city and address

**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.)**

- Lack of Industrial space
- Volume of traffic
- Golf cart access to Peachtree City
- No interstate connection for industry
- Fiber network and high speed data connection are lacking.
- More sewer/water capacity for industrial/commercial growth.
- Lack of transportation network precludes certain

- City parking facilities.
- Lack of attention to sub-divisions where ¾ of the Senoia population lives.
- 16 & Broad entrance to city.
- Empty lots on Main Street downtown
- Need to work with county on traffic issues.
- Roads, paths and sidewalks
- Adequate parking for downtown
- Ingress and egress to the downtown.
- Having only one

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

- Senior care, assisted living, etc.
- Develop a recreation department to provide activities for all ages.
- The City/County lack quality of life measures that attract new businesses/jobs
- Road network for golf carts to go to Peachtree City.
- Commercial transportation to get folks to and from where they need to go.
- City needs an ombudsman
- A city does not have to be “self sufficient” and require things (a local school, medical facilities, etc) since they are close by.
- Underground utilities/wireless network
- Education
- Trail connectivity
- Road repairs

**List three types of facilities or establishments that are not available in Coweta County 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.)**

- Outdoor entertainment (music, concerts).
- Other than the Walking Dead, no real lasting reason to visit Senoia.
- One must be careful that a vision is not established to make Senoia into a giant city and wrongly provide everything to all people.
- Community center
- Full service grocery
- Senior housing
- Need for bypass

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

- While there may be other obstacles there is no point in dwelling upon those here.
- Keep cost down
- Bring businesses in
- Renew City of Trees



## *Visioning Exercise*

A. Write a draft Vision Statement for the City of Senoia.

Examples:

The City of Senoia is a place where the qualities of rural small town life are intact. Senoia is a close-knit community where the appreciation of a less complicated life, preservation of its historic identity and protection of its rural roots is apparent. Through sound planning and decision-making, the City of Senoia will provide a safe, friendly and prosperous quality of life.

The City of Senoia, with its sense of place, historic resources and sustainable businesses and strong community pride, will provide, for its citizens, an unsurpassed quality of life through sound business recruitment, planned growth and utilization of its many resources.

The City of Senoia will provide sound and thoughtful growth focusing on sustainable economic development, preservation of historic resources and continuation of its unique small town atmosphere.

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

I. \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_

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

I. \_

\_\_\_\_\_

3. \_\_\_\_\_

D. 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.)

I. \_

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3. \_\_\_\_\_

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

I. \_

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F. List three types of facilities or establishments that are not available in City of Senoia 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. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

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

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

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- Better enforcement of codes (overgrown grassy areas, abandoned vehicles)
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- Amphitheatre by the lake to entertain
- Advertise the children's park
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- Walk-able community
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- Industrial
- Tourism
- Senoia City school
- Walking district downtown
- Close street on weekend
- Economical
- Main St, walking district on weekends, close cars on weekend
- Open air eating
- Diners that attract movie tourists to stay and spend
- Medical specialist park with urgent care
- Change the charter school to a City of Senoia elementary school and then add a middle school and high school. These are separate from the county schools. Similar to Buford City or Decatur City.
- Commercial-more “bang for buck” vs residential

- Clean industry, 3 to 5 more plants
- Medical complex clinic geriatric pediatric
- Tourism-close traffic on weekends with restaurants and food!! Open air dining
- Tourism!!
- Restaurants, medical facilities, schools
- Working craft center to watch pottery, weaving, woodcrafts, welders and buy their art, teach classes, etc.
- More attractions
- More shopping for interesting goods, shops like restoration, hardware or woodcrafts
- Mix use; diversity of industrial, commercial and businesses
- Court big companies to locate; low rents and incentives
- More restaurants
- More smaller businesses, affordable rent space
- Retail shops on Main all the way from Johnson to 16 (on Broad). Sidewalks are important
- Promote industrial park outside of town core; provide incentives to attract the right companies into industrial park; could include tax incentives or low rent on land or low sale price on land if they agree to invest
- Need to market Senoia
- Restaurants-outdoor/roof top dining
- Retail stretch all the way to Hwy 16 with sidewalks to get there
- More restaurants for social gathering of residents and visitors
- Outdoor/rooftop dining
- Get rid of warehouse on Main St
- Okay with live/work on Main Street &/or Gin property
- Retail needs to go from 16 all the way to Broad St with sidewalks
- Give industrial uses tax breaks on city owned property. Bring high tech companies to outer limits of town
- More marketing of Senoia to white collar companies
- Consider a higher standard to attract development that blends with city
- Continuity with city
- More businesses to support tax base
- Quality growth-high standard in all aspects of development
- Is there still a plan for a theater in town? There was a plan for that once

## Land Use

- Limited land use
- Clean industrial land use
- Annexing-mixed feelings
- Outside downtown community shopping
- Avoid additional traffic



- Retail-grocery, drug store, hardware, etc. at 85, and 16. How do we court Kroger or Publix to open up stores there?
- New development on 16 across from Dollar Store should be nicely developed, not hodge-podge
- Zoning – what is commercial?
- Encourage industrial development on outskirts of town; SE corner of 16-85 intersection, we want a grocery store
- Who decides on the commercial use of land?
- More planned-looking industrial growth-consistent looking buildings; group does not like the look of the Subway/Nikki's Nails mall
- Keep industrial away from core
- Core-cute shops, retail, office space, lofts
- Near core-cute small historic homes
- Further out-suburbs, farm houses
- Further out-industrial
- Make sure we keep parks and green space in sufficient quantities near core
- Need sufficient parking near core
- Core should have attractive entrance into town
- Downtown district, multi-use of commercial and residential, encourage residents to remain downtown
- More trails that are wooded
- Develop city schools; these are separate from county schools
- Create more retail type venues that are beneficial for tourists
- Commercial/residential mix, which promotes sidewalk/urban communities
- Commercial restaurants
- Medical clinic
- Golf paths all through city limit trails!
- Parallel Main St with commercial/mixed use
- Grocery store!! (A good grocery store)
- Professional/medical zone
- Continue existing commercial down Main and side street; 2 streets of commercial/mixed use
- Improve recreational zone near commercial for family and kids
- Mixed use residential close to downtown and townhouses
- Watch sign and style of development
- Entrance and exits need to be considered again with traffic plans and flows
- Plan for Hwy 16 to control commercial and quality of development
- Desirability relates to control and quality of development
- Use mix use in quality and style

## Historic Preservation

- I like the current idea of new construction should be “photogenic”

- Grant writing! Who does it and how
- Better presence for SAH Society
- Need historical home owners group
- Very important in core; not as much outside of core
- Promote the historic homes better to visitors and public
- More promotion of our historical homes
- Historical homeowners' group to share ideas and contractor references
- More promotion
- Historic homeowners' group
- Important to maintain historic homeowners' group
- Promote historical homes
- Promote historical society
- Create historical home group to meet and discuss issues with old homes
- Homeowners should be able to choose their colors and styles outside covenant of their choice as long as they coordinate with surroundings
- Need to have a backyard to play in rather than the street; keep lot size as stated for set backs
- Less strict regulations and ordinances so HPC does not have any room to negotiate
- Economic value
- Materials that allow durability
- Repair if possible
- Programs to help maintain history
- Maintain density of historic district near one acre lots

## **Housing**

- Open HOAs or better code enforcement
- Future of the government housing
- Land use for single family-no multi-family
- More mixed-use even downtown with lofts/apt above commercial
- More townhomes "like those behind the wall"
- No apartments
- No mobile homes
- Mixed use to increase tax income on both commercial sales and taxes
- Mixed use housing; i.e. apartments on top of commercial
- No mobile housing
- Commercial on bottom with housing on top
- Preserve the look of historical homes on future single family homes
- No apartment homes
- Carriage houses should be able to contain kitchens and bathrooms
- No HOA dues
- Complete Gin Property Plan with mixed housing and shops below

- Smaller homes
- Energy efficient homes
- Quality housing for all economic groups
- Mixed use variety of housing
- Slow-growth
- Small townhouses near the downtown
- People should be able to rent out a carriage house on their property
- Where does this existing law originate and how does it go away? Many of us want to take care of elderly parents and/or would like the option to rent
- Allow carriage houses to be used as rental property as long as the owner is on site
- Enforce the codes strictly so that homes in disrepair are not eye sores
- Primarily individual homes for future development
- Need by law enforcement some of the homes look horrible and reflect very poorly on Senoia. Don't mind that some homes are poor but it needs to be neat and clean
- Main St lofts above stores are OK
- Move towards cute, well kept historic homes in core
- Move to suburbs with bigger homes
- 55 and up housing; one-level homes
- Single-family dwelling with front and back yards for children
- Affordable, yet historic
- Senior housing that is historic and affordable
- Standard for subdivision entrance and exits; meet codes of safety, visibility, and exit plan

## What are the things you like most about Senoia?

- The historic nature of the streets, the homes, the downtown, friendly merchants. The events, parades, open houses, tree lights. The sense of community and the sidewalks
- Small town atmosphere
- Our neighbors, our neighborhoods, the green spaces and towns. The parades and shops
- Small town feel. Much like quaint architecture
- It's away from the big cities
- Historic small town community
- The Southern charm
- Friendly, old fashion, home town look, clean
- Traditional architecture, traditional family living
- Small town but active, boutique feel, friendly people
- Historic homes, main streets stores, golf cart accessible, small town, friendly people, and shopping variety, beautiful new homes
- Historical small town feel where you can get to know your neighbors and shop owners. Sense of community
- Small town feel among the people, controlled growth, historical streets.
- Charming friendly people and neighbors. Feels like you are in the South vs. PTC say I growing availability of products and services, community spirits
- Historic homes, large yards, wholesome events, i.e. parades, car show, historical society events, small town
- Beautiful historic houses parades/celebrations, lovely downtown area, community involvement, friendliness/being able to know the people in the community, picking up yard debris - that's great.
- Less traffic, holiday celebrations, large trees, historic homes, having a historical society
- Older homes, active downtown, citizens willing to participate in community activities.
- Historic homes, friendly people, hometown feel, sense of community
- Historic quaint town, historic downtown, small town community feeling
- I love the small town community feel accompanied by the conveniences of a large city. Main Street is a very appealing community destination with well being neighbors and businesses.
- Historic housing and buildings. No commercial big name brand stores, friendly
- Close to restaurants in neighboring cities. Small town feeling around police department and city clerk's office.
- Small town, historical homes
- Main street, walk able streets
- The small town feel with the accent a the preservation of its historical and get with an accent a the future while preserving and building on the feel

## What things would you change in Senoia?

- The seeming "monopoly" of builders, "planners", and movers and shakers. A strange control over code violations. The constant piles of leaves, tree parts, etc., on the road. The roads are never clean. They need a large "hall" for events, a recreation department.
- Better Code Enforcement
- The weeds choking Hutchinson Lake, the silly speed limits
- Go back to the small town feel
- Recruit more businesses and Industries to sustain prosperity
- The face of everything being changed to misrepresent what Senoia was and can be
- Humane Treatment of stray animals. Contract with Coweta County Animal Shelter or build a facility that is licensed and staff that is trained and certified and conform to state laws
- Bakery, Mexican restaurants, walking trails that are wooded
- Keep going in the direction this is going. I would like to have to never leave Senoia for any of my daily needs. It is missing a few things, for example, better groceries, hardware stores, etc.
- Stricter code enforcement of community standards - too many homes in disrepair, especially historical properties. Remove the trailer business on Main Street - it is ugly - complete with taxpaying brick and mortar, cheapens the streets.
- Houses that have become dilapidated need to be addressed. Would like to alter reputation of speed trap while still realizing officers need to control excess speed in the areas with golf carts and bikers. Better parking situation and more options for restaurants.
- More recreation opportunities for both children and seniors. More places to travel to in golf cart, restaurants, shopping.
- Additional expansion of green spaces, recreation areas, walking trails, more sidewalks, more integration
- Appreciate the activities from the "Walking Dead", but would like to attract a different elements -arts, fine dining.
- More sidewalks getting into Main Street area, curbing, speeders, pot holes
- More walk able sidewalks, lighting, better parking, and more businesses. Curb and gutter/storm drainage.
- Stricter Code Enforcement, more restaurants open 24/7, very little to change in my opinion.
- 16 Corridor/commercial developments are unattractive. Selective enforcement codes and issuing too many variances.
- I like to see more high quality restaurants. I like to see more outdoor patio and recreation facilities. I like to see live/work spaces in downtown Main Street.
- More sidewalks, The Mayor and City Council getting out in the community and feeling more people. More like old communities.
- Attitude of elected Government of Senoia towards public. The lack of openness in Government and lack of online public document information. An Ethics Ordinance to improve that.
- Homes that need work (remodeling), restaurants options, police unfriendly attitudes, restaurants open later (night outs)

- Improve houses in need of repair, improve police attitude, connect golf cart to Peachtree City.

## **What would you like Senoia to be like in 20 years?**

- Clean, neat, more variety in shops, an elementary school within the City limits. Perhaps allow "piling" of debris only on certain days every other weekend or required bagging of leaves, grass, clippings.
- A more beautiful small City, more variety in shops
- Sustain prosperity, housing stable and growing. More attractions and theater, camp and amphitheater
- Much the same small town feel. But I like the area behind Main Street to become an art-gallery type area for artists and lofts over head for town life. I like a better grocery shop. I like a little general store with real items like hardware and basics.
- More stores with local apparel vs. tourist apparel. Perhaps a craft area potters, carving, woodcraft, glass glazing painting, otter art, sewing, etc.
- Still have small town feel
- Like it was 40 years ago
- As much the same as possible. A place to raise a family with pride. Have quality of life resources.
- Great little traditional family town
- Vibrant Main Street with lots of shops. Quaint homes in the Downtown core (well maintained) spread to spread or farm country as you get further out of town.
- Very similar to how it is now. I would like to see the Gin property homes protected from tourist traffic.
- "Self sustaining" meaning banks, doctors, dentist, pharmacist in the area. Drycleaners, restaurants, recreation, Movie Theater, clothing stores, etc. Primarily, single family homes. Area known as Safe Community, desirable place to buy home. Would like to see at least elementary school closer to town. City parks and pool, golf carts access to shopping possible up Rockaway. Good water, sewer, Internet.
- To remain a town we feel safe to live in.
- For even more vibrant version of itself focusing on community, services, opportunities, etc. More emphasis on local farmers market, more walk-able, a hotel (nice)
- Interesting architecture in homes and commercial buildings.
- Still a beautiful town with old homes, friendly neighbors and vital downtown area but with sidewalks and some yummy places to eat. Still no malls, chain restaurants in town or strip malls. A bakery would be nice.
- Repair potholes, sidewalks, more restaurants
- Pretty close to what it is like today, only better
- Would like to be able to recognize Senoia similar to today. Historic feel, family friendly atmosphere, still feel safe, affordable senior housing, smaller empty nesters.
- Maintain historic feeling, controlled growth, and beautification of what we have now.

- I like to see Senoia to continue to value the small town community feel, as it expands its business and residential endeavors. Like to see Senoia preserve its historical town even as it welcome tourist from across the World.
- A small town atmosphere. Take more notice of public comments and feelings and desire. Really listen in Public Hearing and appearances from the floor. Stop with the "good old boys" methods and give the public more say in matters instead of dictatorial decisions. Let the public decide some issues by ballot at elections instead of always deciding for them by declared "fist".
- More developments but keeping historic feel. More shops/restaurants.
- More developed shops and restaurants. Mixture of single-family and multi-family houses, maintaining historical look