

Methodology Report for Coweta County's Residential Land Development Guidance System (LDGS)

Introduction

The Coweta County Community Plan (Comprehensive Plan) identifies key issues and opportunities that the community wishes to address and lists policies to be followed in making day-to-day decisions. Often the decisions that elected officials and staff must make relate to new growth and development. The Coweta County Community Plan is designed to organize development, directing the majority of new growth into new and existing Village Centers, the existing cities, infill areas, and areas that provide convenient services and employment opportunities. This pattern of growth will produce several benefits, including maintaining the rural character of the county, preserving wildlife habitat and protecting water quality by limiting the increase of impervious surface.

Perhaps the most compelling aspect of this compact development pattern is that it will improve the efficiency of infrastructure and public services delivery and, thereby, control the expenditures needed to accommodate new residents. Focusing development into areas with services already provided will limit the need for new and increased taxes.

Low density, dispersed development has repeatedly been shown to have higher capital and operating costs than compact developments for the same levels of service. The dispersed land use pattern drives operation and maintenance costs higher because it requires more miles of roads and pipes, more fire stations, parks and libraries that require more staffing more maintenance and more travel time and expense for maintenance crews. These costs increase exponentially when development occurs in a "leapfrog" pattern where developments are not contiguous.

After experiencing a significant resurgence in residential development as the recession ended the County Commissioners sought to garner public input and initiated a series of open houses and information sessions. After 2 initial open houses in February and March of 2018, it was apparent that there was a public desire to develop ordinances that organize residential development in a pattern that is more consistent with the Community Plan. Staff then developed the initial concept of the LDGS. The conceptual plans were presented to the public for review via the County web site, as well as, 3 open-houses in June and July of 2019; and input was solicited via a survey. The LDGS was further refined by staff and the findings were presented to the Board of Commissioners at an open work session on October 29th, 2019. In conclusion the Board of Commissioners directed staff to develop the ordinances that implement the LDGS.

Goals

The Future Development Map depicts desired land use patterns that are significantly different from a conventional suburban pattern being experienced under current zoning. The goal of the Future Development Plan and the LDGS is to accommodate the county's growth in a manner that does not unnecessarily impact the county's existing rural character and overburden roads, public facilities and services. Thus, the LDGS will appropriate development intensity in accordance with methodology specified in the following by assigning each property in the County a point value according to the detailed criteria defined below.

Proximity to infrastructure and services (i.e., Service Delivery)

The LDGS is designed to leverage the existing and historic development patterns by directing the majority of new growth into areas which already possess/provide infrastructure and services. Coweta County has 9 municipalities within its boundary, 7 of which have town halls located in the county. Historically, from Coweta County's founding in the 1820s until the period of rapid urbanization beginning in the 1970s and 1980s these existing cities within the County have provided the majority of services and infrastructure available to citizens. Therefore, it is imperative that the LDGS consider the current service levels that our existing municipalities provide and appropriate development intensity accordingly. However, in recent decades the Commissioners of Coweta County have increased the levels of services in the unincorporated county to the extent that at the current time the county

provides greater levels of services than some of the historic municipalities. In summary this methodology recognizes and grants points for proximity to cities with town halls in Coweta County that provide the following services: fire protection, police service, sewer service.

The point value assigned to properties is specifically based upon the following:

- Parcels within 3 miles of the boundary of a town that provides fire protection, sewer service and police service are granted 3 points.
- Parcels within 1 mile of the boundary of a town that provides sewer service and police service are granted 1 point.

Proximity to major road network:

A primary goal of the LDGS as it relates to the Transportation Plan process is to coordinate and integrate land use and transportation. Transportation needs must be considered within the larger context of community dynamics with regards to population and employment trends, land use and development characteristics, and associated factors. Essentially, the needs of the people who comprise the community translate into travel patterns, travel demand and transportation facility needs.

While the county's established land use patterns generally favor a vehicle-oriented transportation system, the Future Development Map recommends that new development concentrate in compact, mixed-use and crossroads service centers. These centers, which include the cities and towns, are intended to accommodate a mix of residential commercial and institutional uses that reduce the need for automobiles and encourage walking and biking.

In large measure, the location, density, type and mixture of land use dictates the travel demand reflected on the transportation network. Likewise, roadway capacity expansion projects can have the effect of impacting land use and development. Land use and transportation coordination measures should address ways that the transportation system can be better adapted to its land use context, as well as land use strategies that improve the performance of the transportation system.

Roadway classifications within Coweta County are defined by the adopted Functional Classification and Thoroughfare Map, a document which may be updated as the county grows. The point value assigned to properties is specifically based upon the following:

- Parcels with direct frontage on a principal arterial are granted 3 points.
- Parcels with direct frontage on a minor arterial are granted 2 points.
- Parcels with direct frontage on a major collector are granted 1 point.
- Parcels with frontage on more than 1 roadway will be granted the point value for the highest capacity thoroughfare only.

Proximity to subdivisions with lots less than 1-acre:

The Coweta County Community Plan (Comprehensive Plan) projects that at least 50% of new residential growth taking place within the unincorporated areas of the county with approximately half of that locating in the partially developed Infill Neighborhood character area. This area includes 3 existing mill villages, 4 of the county's incorporated areas, and nearly all of the medium and high-density residential development within the unincorporated county has occurred. This is also where the major shopping centers, industrial parks, most public facilities, colleges and hospitals are located.

The growth management strategy adopted as a part of the Comprehensive Plan encourages new growth within the Infill Neighborhood character area and reserves the Rural Conservation character area for farming, ranching, forestry and new estate or rural density residential development. Encouraging a pattern of compact growth will produce a

number of benefits, including maintaining the rural character of the county, preserving wildlife habitat and protecting the water quality by limiting an increase in impervious surface throughout the county.

In consideration of this, the LDGS recognizes a period of time when Coweta County experienced intense sprawl of residential development, a time when residential density regulations were less managed. This period of time is best characterized as the time between when Coweta County originally adopted zoning 1969 and when Coweta County ended the original zoning pattern associated with the R-1 zoning district in 1997. The R-1 district permitted lots of less than 1 acre that could be served on septic systems. This practice fueled intense development, but the market did limit most of the developments in the northern and eastern portions of the county with a few outliers. This portion of criteria of the LDGS is partially intended to give equity to undeveloped parcels that may be adjacent to properties that are already developed at a much higher intensity. The recognized list of developments is "Exhibit A" attached to this methodology report. As referenced in the summary, future developments may be added to the list and to the LDGS map if the zoning permits lots less than 1 acre and the final plat of the development is recorded. It should be acknowledged that certain developments were intentionally omitted from the list for not having adequate infrastructure to complete the development to support the issuance of building permits or if the average lot size was over 1 acre.

The point value assigned to properties is specifically based upon the following:

- Parcels that touch a subdivision recognized as having lots less than 1 acre are granted 3 points.
- Parcels that are within 1 mile of a subdivision recognized as having lots less than 1 acre are granted 1 point.
- This point measurement is not cumulative. Parcels may only achieve 1 of the 2 options above.

Proximity to retail centers:

Distinct from other forms of commercial retail development, the shopping center is a specialized, commercial land use and building type. Typical retail center designations include, convenience, neighborhood, community, regional and super regional. The major tenant classifications in a shopping center and, to a lesser extent, the center size and trade area determine the type of retail center.

A regional shopping center is considered a general or self-contained business center serving a population close to 100,000 people. The center is typically 300,000 - 800,000 SF and is based on, and frequently promoted by, at least 1 major department store. It may have additional department stores as well as numerous adjacent specialty shops. A regional retail area includes commercially zoned and developed properties that are contiguous with a regional shopping center.

A neighborhood shopping center is designed primarily for convenience shopping. The center is typically 30,000 - 150,000 SF and includes a supermarket, a drug store, restaurants and convenience-type retailers.

The LDGS recognizes all retail developments within Coweta County, including its municipalities. The methodology does not recognize retail in adjacent jurisdictions as there are none relevant except to the east and connectivity is limited to the east by Line Creek a geographic obstacle. The recognized list of retail developments is "Exhibit B" attached to this methodology report.

The point value assigned to properties is specifically based upon the following:

- Parcels within 3 miles of the boundary of property that is recognized as a regional retail area are granted 3 points. Properties that are zoned but not yet developed and occupied are not recognized.
- Parcels within 1 mile of the boundary of a neighborhood shopping center are granted 1 point. Properties that are zoned but not yet developed and occupied are not recognized.
- This point measurement is not cumulative. Parcels may only achieve 1 of the 2 options above.

Proximity to major employment centers (other than retail):

The Future Land Use Map identifies existing and proposed employment centers along the Interstate 85 Corridor which are designated as areas that will house large, regional employers engaged in manufacturing, warehouse/distribution, offices and service industries, large commercial/ retail outlets and regional-scale shopping centers. These areas account for less than 2 percent of the county's land area but are critical to its fiscal and economic well-being. The Comprehensive Plan estimated these areas can accommodate roughly 75% of new jobs within the county.

In consideration of this, the LDGS only recognizes properties that meet the following criteria: the property must be directly adjacent to I-85, the property must be zoned industrially or office/institutional (O-I), the property must be developed or actively developing with employment opportunities existing or imminent. The recognized list of major employment centers is "Exhibit C" attached to this methodology report.

The point value assigned to properties is specifically based upon the following:

- Parcels within 3 miles of the boundary of property that is recognized as a major employment center are granted 3 points.
- Parcels more than 3 miles and less than or equal to 5 miles of the boundary of property that is recognized as a major employment center are granted 2 points.
- Parcels greater than 5 miles from the boundary of property that is recognized as a major employment center are granted 1 point.
- This point measurement is not cumulative. Parcels may only achieve 1 of the 2 options above.

Summary:

Properties that are located in unincorporated Coweta County will be assigned a point value that is strictly based upon the criteria listed above, proximity to infrastructure and services, proximity to major road network, proximity to subdivisions with lots less than 1 acre, proximity to retail centers, and proximity to major employment centers. The total point value for a parcel will be the sum of points assigned for each of the criteria. The detailed criteria used to establish the LDGS map by the Coweta County Geographic Information System (GIS) office are further listed in Exhibit D, attached.

Development type opportunities will be defined by the Coweta County Zoning and Development Ordinance based on the total points assigned to parcels. The thresholds for the tiers are as follows:

- 0 – 5 Points (Low Tier)
- 6 – 11 Points (Medium Tier)
- 12 – 15 Points (High Tier)

The LDGS map is based on Coweta County tax parcel data, and municipal boundaries available to the GIS Division on 01/30/2020, the Coweta County Functional Classification and Thoroughfare Map adopted by the Board, and the attached lists of applicable developments. The LDGS map may be revised from time to time as directed by the Board of Commissioners.

This methodology report was authored as a collaborative effort by David Rast ASLA, Clint Richmond, GIS Manager and Ben Sewell, Assistant Community Development Director, and was edited by Jon Amason, Community Development Director and Teresa Crow, Development Review Manager.

Subdivision Name

ABBOTT WALK
APACHE POINTE
ARBOR WALK
ARNCO VILLAGE
ASHLEY CREEK
ASHLEY WOODS
ASHMORE
ASPEN WOOD LAKES
AUSTIN WOODS
BARRINGTON FARMS
BEACONSFIELD
BEAVER CREEK
BEDFORD FORREST
BELLEAU WOOD ESTATES
BEVERLY PARK
BRADFORD STATION
BRAE BURN @ WHITE OAK
BRAVES CROSSING
BRIARWOOD
BRIDGEWATER
BRIDLEWALK
BRITAIN WOODS
BROOKSTONE PARK
BUCKTHORN GROVE
C J SMITH
CANDLEWOOD
CANNONGATE VILLAGE
CAROL MANOR
CHAPEL HILL
CHARLIE SMITH
CHATSWORTH
CHESTERFIELD MANOR
CHESTLEHURST ACRES
CHIMNEY REST
CHRISTY PARK
CLAUDE MITCHELL
CLEARWATER LAKE
COBBLESTONE
COGGINS CORNER
COGGINS FARM
CORN CRIB
COUNTRY CLUB ROAD
COUNTRY MANOR
COUNTY LINE ACRES

EXHIBIT A

CRANFORD MILL
CREEKVIEW
CREEKWOOD
CROSSROADS ESTATES
DOE RUN
DRAKE
E V SMITH
EAST NEWNAN VILLAGE
EASTWOOD ESTATES
ELMWOOD
EMERALD HILLS
ENCLAVE @ WATERS EDGE
EVERGREEN STATION
FALLING WATERS
FIRETHORNE
FOXCROFT
FRAN JA MOL ESTATES
FRANKLIN HEIGHTS
FRENCH VILLAGE
GARDEN HILLS
GARRISON CHASE
GLEN BROOK
GLEN EAGLE
GLENMAR
GOLFVIEW @ NEWNAN PINES
GRAY
GREEN ACRES
HAL JONES
HALT WHISTLE
HAMILTON PLANTATION
HAMMOND NEWNAN
HAPPY VALLEY ESTATES
HAPPY VALLEY ESTATES
HARVEST TRACE
HAWKS NEST
HEARTHSTONE
HERITAGE ESTATES
HERITAGE HILLS
HICKORY HOLLOW
HIDDEN LAKES
HUBBARD PLACE
HUNTINGTON CHASE
INDIAN BLUFF
INDIAN SPRINGS
IRISH TRACE
IVY TRACE
JACKSON DUTTON

EXHIBIT A

JENNINGS
JENSEN
JOY SPRINGS
KATES BRIDGE
KING SPRINGS
KRIPPLE CREEK
LAKE HILLS
LAKE PLACID
LAKE REDWINE PLANTATION
LAKE RIDGE
LAKE SUMMERS ESTATES
LAKE VIEW ESTATES
LAKE ZACHARY
LAUREL WOODS
LE PARADIS
LE PETIT VILLAGE
LEE ROAD
LEESBURG PLANTATION
LEGACY ESTATES
LINE CREEK COVE
LITTLE CREEK ESTATES
LULLWATER
LYNHAVEN
MACEDONIA WOODS
MADRAS ESTATES
MANCHESTER
MARVIN E CAMP
MCINTOSH ESTATES
MICHAELS CROSSING
MINERAL SPRINGS
MORGAN FARM
MORNINGSIDE ESTATES
MOSBY WOODS
MOSSWOOD @ WOODSTREAM
MOSSWOOD @ WOODSTREAM
NATURES COVE
NEWNAN COTTON MILLS
NEWNAN PINES
NORTHSHORE @ REDWINE PLANTATION
OAK MANOR
OAK RIDGE
OAKLAWN
OCONEE WOODS
OLYMPIA PARK
OTARA WOODS
PACES LANDING
PARK TIMBERS

EXHIBIT A

PEACHTREE FARMS
PEACHTREE LANDING
PEACHTREE PLANTATION
PECAN LAKE
PEEKS CROSSING
PEMBERTON PLACE
PINE HILL ESTATES
PINECREST
PLYMOUTH PLANTATION
POINTE COMFORT
POPE HILL ESTATES
POPLAR PRESERVE
POSEY WOODS
POTTS
R B ROBINSON
RAYNER WOODS
REESE
RICHMOND PLACE
RIVER PARK
RIVERSIDE
ROCKY SHOALS ESTATES
ROSEWOOD
RUSTICA ESTATES
SADDLEBROOK
SAINT JAMES
SANDSTONE
SARGENT VILLAGE
SAWGRASS MANOR
SENOIA SPRINGS
SHARPSBURG CROSSING
SHARPSBURG LANDING
SHELBY BLUFF
SHERWOOD FOREST
SHOAL CREEK FOREST
SLIPPERY ROCK ESTATES
SMOKEY ACRES
SPRING FOREST
SPRING VALLEY
SPRINGFIELD
SPRINGWATER PLANTATION
STONEHAVEN
STONEMILL
STONEBROOK
STRATHMORE
SUBURBAN HEIGHTS
SULLIVAN FARMS
SUNNYLAND ACRES

EXHIBIT A

THE COURTYARDS
THE FAIRWAYS
THE GARDENS @ ARBOR SPRINGS
THE GATES
THE GEORGIAN @ SHENANDOAH
THE GREENS @ WHITE OAK
THE GROVE @ ORCHARD HILLS
THE RIDGE @ DOGWOOD LANE
THE SUMMIT
THE VINEYARDS
THOMAS CROSSING
THOMAS OVERBY PLACE
TIFTON ACRES
TIMBER WALK
TIMBERBROOK
TIMBERIDGE
TRAVIS ESTATES
TWELVE PARKS
TYLER WOODS
TYLERS RIDGE
TYSINGER
VALLEY HEIGHTS
VILLAS ON THE GREEN
VIRGINIA QUAIL PLANTATION
WALTON WOODS
WARREN POINT
WASHINGTON HEIGHTS
WEATHERSTONE
WEDGEWOOD ESTATES
WELCOME WOODS
WELLINGTON MANOR
WELLSBURG STATION
WENTWORTH
WEST SIDE
WESTMINISTER VILLAGE
WESTPORT
WEXFORD PLANTATION
WHITE OAK
WICKLOW
WIDEWATER
WINCHESTER
WINDERMERE
WINDSONG
WINDSOR ESTATES
WOODS CROSSING
WOODSMOKE
WOODSTREAM

EXHIBIT A

YEAGER ESTATES

Retail Centers

Regional Retail Areas

Fischer Crossing

Parcel Number	Owner Name
145 6133 023	IFC SHARPSBURG LLC
145 6133 020	WAFFLE HOUSE INC
145 6133 025	GLASS INVESTORS
145 6133 026	BAGGARLY WARREN SCOTT & MICHAEL BRIAN
145 6133 021	SAMS REAL ESTATE BUSINESS TRUST
145 6133 022	SAMS REAL ESTATE BUSINESS TRUST
145 6133 024	TW PEACHTREE CITY REAL ESTATE LLC
145 6153 013	PTC BBQ PARTNERS LLC
145 6153 014	SOUTHERN TRUST CAPITAL LLC
145 6153 015	WOOLDRIDGE TOM FAMILY TRUST
145 6153 023	SOUTHERN TRUST CAPITAL LLC
145 6153 022	HABIBA INVESTMENTS LLC
145 6153 021	SOUTHERN TRUST CAPITAL LLC
145 6153 012	NCG PEACHTREE CITY LAND HOLDINGS INC
145 6153 020	SOUTHERN TRUST CAPITAL LLC
145 6153 018	SOUTHERN TRUST CAPITAL LLC
145 6153 016	KAISER FOUNDATION HEALTH PLAN OF
145 6153 017	SOUTHERN TRUST CAPITAL LLC
145 6153 001	COSTCO WHOLESALE CORPORATION
145 6153 019	SOUTHERN TRUST CAPITAL LLC
145 6153 027	SOUTHERN TRUST CAPITAL LLC
145 6153 024	SOUTHERN TRUST CAPITAL LLC

EXHIBIT B

Ashley Park

ParcelNumber	OwnerName
086 5054 009	CARRBOBO LIMITED PARTNERSHIP LLP
086 5054 011	ASHLEY PARK PROPERTY OWNER LLC
086 5053 019	RPAI NEWNAN CROSSING LLC
086 5054 006	NEWNAN CUSTARD RE LLC
086 5053 024	RPAI NEWNAN CROSSING LLC
086 5054 005	STORE MASTER FUNDING II LLC
086 5053 027	RPAI NEWNAN CROSSING II LLC
086 5054 013	FCPT RESTAURANT PROPERTIES LLC
086 5053 020	CROWN VENTURES I LLC
086 5053 026	RPAI NEWNAN CROSSING LLC
086 5054 003	MUNICIPAL ELECTRIC AUTHORITY OF
086 5054 010	NEWNAN FESTIVAL LLC
086 5054 012	RED ROBIN INTERNATIONAL INC
086 5053 025	RPAI NEWNAN CROSSING II LLC
086 5054 007	ROSE REALTY COMPANY OF HACKENSACK INC
086 5054 004	STANDING BOY PROPERTIES LLC
086 5053 013	TEAM DWARF HOUSE INC
086 5053 015	CRACKER BARRELL OLD COUNT
086 5053 016	RPAI NEWNAN CROSSING LLC
086 5053 017	HOLM REAL ESTATE LLC
086 5053 001	J C PENNEY PROPERTIES INC
086 5043 005	ASHLEY PARK PROPERTY OWNER LLC
086 5043 010	AF REAL ESTATE HOLDINGS LLC
086 5043 012	VP PROPERTIES LLC
086 5043 006	LOIS GEORGIA PROPERTIES LLC
086 5044 013	ASHLEY PARK PROPERTY OWNER LLC
086 5044 014	HENDRICK AUTOMOTIVE GROUP
086 5054 008	BARON THOMAS & CONNIE FAMILY TRUST
086 5053 018	DAYTON HUDSON CORPORATION
086 5053 014	RPAI NEWNAN CROSSING LLC
086 5054 021	ASHLEY PARK PROPERTY OWNER LLC
086 5054 001	ASHLEY PARK PROPERTY OWNER LLC
086 5043 004A	FOURTH QUARTER PROPERTIES 93 LLC
086 5043 004	FOURTH QUARTER PROPERTIES 93 LLC
086 5044 008	361 NEWNAN CROSSING BYPASS LLC
086 5043 013	PARAMOUNT MCINTOSH LLC
086 5054 020	ASHLEY PARK PROPERTY OWNER LLC
086 5043 011	PARAMOUNT NEWNAN LLC
086 5043 017	B NEGRETTE LLC

EXHIBIT B

Newnan Crossing / Newnan Pavilion

Parcel Number	Owner Name
W02 173	DEKALB BUSINESS CENTER LLC
098 5052 005	RVT NEWNAN CROSSING LLC
098 5052 013	RVT NEWNAN CROSSING LLC
098 5052 014	RVT NEWNAN CROSSING LLC
098 5052 015	RVT NEWNAN CROSSING LLC
098 5052 002	NEWNAN LODGING LLC
098 5052 011	NEW PEACH PARTNERS L P
098 5052 010	NEW PEACH PARTNERS L P
098 5052 009	NEW PEACH PARTNERS L P
098 5052 008	NEW PEACH PARTNERS L P
098 5052 007	CFT DEVELOPMENT LLC
098 5052 002A	NEWNAN PROMENADE LLC
W02 394	W & W REALTY CO LLP
W02 392	JB HOTELS LLC
W02 391	D & M RESTURANT ENTERPRISES LLC
W02 299	PHILLIPS NEWNAN LLC
W02 390	SOUTHWEST ATLANTA EOC INC
097 5077 025	WAFFLE HOUSE INC
W02 298	DECATUR PROPERTIES HOLDINGS LLC
W02 300	ANSLEY INVESTMENT PARTNERS LP
W02 301	NEWNAN STATION LLC
097 5077 026	LEVINE FAMILY TRUST
097 5077 024	JONES WILLIAM B
W02 301A	OUT-MED LLC
W02 302	OUT-MED II LLC
W02 303	VANECEK BEARDEN LLC
W02 304	FRESH FUND I LLC
W02 304A	JERNIGAN TILE LLC
W02 187	REDSLOT INC
W02 174	HAA LLC
W02 188A	VI-LO PROPERTIES LLC
097 5077 021	HAQ CORPORATION
097 5077 022	NEWNAN HOTEL MANAGERS LLC
W02 296	W & W REALTY CO
W02 307	CARMIKE CINEMAS INC
097 5078 002	DDRTC NEWNAN PAVILION LLC
098 5052 004	WALMART REAL ESTATE BUSINESS TRUST
098 5052 006	NEW PEACH PARTNERS L P
097 5077 017	DDRTC NEWNAN PAVILION LLC
098 5052 003	RVT NEWNAN CROSSING LLC
W02 306	TORY REAL ESTATE LLC
W02 305	SHIVZ LLC
097 5077 027	DDRTC NEWNAN PAVILION LLC

EXHIBIT B

097 5077 020	EVELYN & FRANK GORDY FAMILY LP
W02 308	MID GEORGIA INDUSTRIAL COATING LLC
097 5078 006	JC & SOUTHERN PROPERTIES LLC
097 5078 003	JODACO INC
097 5078 023	WENMARR FOODS INC
097 5078 005	DDRTC NEWNAN PAVILION LLC
097 5077 018	DDRTC NEWNAN PAVILION LLC

Neighborhood Shopping Centers

Parcel Number	Owner Name
N57 017	WAREHOUSE HOME FURNISHINGS
N57 013A	SUSO 3 NEWNAN LP
N57 013C	SUSO 3 NEWNAN LP
N57C 004	GEORGIA CAPITAL GROUP LLC
SG9 193	CORNERSTONE AT STILLWOOD LLC
N57A 002	JACKSON STREET STATION LLC
N57A 093	INLAND AMERICAN NEWNAN COWETA LLC
E03 0005 004	SENOIA PROPERTIES LP
046 5129 015	SARGENT PLAZA LLC
N57C 001	EASTGATE PARTNERS LTD
097 5079 005	HIGHWAY 34 CENTER LLC
N57 013	SUSO 3 NEWNAN LP
N57A 065	ORF1 MILLARD SHOPS LLC
121 6059 002A	INLAND AMERICAN NEWNAN THOMAS CROSSROADS
N41 0005 005	INTOUCH PROPERTIES LLC
121 6059 003	6401 NEWNAN LLC
SG9 607	KROGER COMPANY
098A 443	NEWNAN ASSOCIATES LLC
121 6038 047	REAL SUB LLC

EXHIBIT C

NAME

COWETA INDUSTRIAL PARK

CREEKSIDE INDUSTRIAL PARK

SHENANDOAH INDUSTRIAL PARK

WEST CENTRAL TECHNICAL COLLEGE FOUNDATIO

ORCHARD HILLS BUSINESS PARK

BRIDGEPORT

PEIDMONT HEALTHCARE

VULCAN

PALMETTO PARK

CTCA

EXHIBIT D

All maps and geographical data were created with ESRI ArcGIS software

Proximity to Infrastructure and Services

To create the point system areas, unincorporated Coweta County tax parcel polygons as of 1/30/2020 are used in conjunction with municipal boundary polygons based on the tax records of 1/30/2020.

The City of Newnan polygon perimeter is used to create a three-mile tax parcel buffer representing the 3-point area. This polygon is used as a parameter in the select by location tool and programmed to select all tax parcels that have any portion of area within a 3-mile undeviating line of the perimeter of the city limits of Newnan.

The City of Grantville and the City of Senoia polygon perimeter is used to create a one-mile tax parcel buffer representing the 1-point area. These polygons are used as a parameter in the select by location tool and programmed to select all tax parcels that have any portion of area within a 1-mile undeviating line of the perimeter of the city limits of Grantville and Senoia.

Proximity to Major Roads

To create the point system areas, unincorporated Coweta County tax parcel polygons as of 1/30/2020 are used in conjunction with road centerline features that are classified as Principal Arterial, Minor Arterial, and Major Collector as established by the Board of Commissioners on 4/25/2017.

The road centerline features are used to create a selection of tax parcels with frontage on roads listed under the classification of Principal Arterial which represent the 3-point area. These road centerline features are used as a parameter in the select by location tool and programmed to select all tax parcels that have any portion of area intersecting right-of-way on both sides of the road centerline feature by using a search distance of one-half the right-of-way distance plus 5 feet. Finally, once a selection of parcels is established, quality analysis is performed manually to ensure all parcels with frontage on qualifying roads are selected properly.

The road centerline features are used to create a selection of tax parcels with frontage on roads listed under the classification of Minor Arterial which represent the 2-point area. These road centerline features are used as a parameter in the select by location tool and programmed to select all tax parcels that have any portion of area intersecting right-of-way on both sides of the road centerline feature by using a search distance of one-half the right-of-way distance plus 5 feet. Finally, once a selection of parcels is established, quality analysis is performed manually to ensure all parcels with frontage on qualifying roads are selected properly.

The road centerline features are used to create a selection of tax parcels with frontage on roads listed under the classification of Major Collector which represent the 1-point area. These road centerline features are used as a parameter in the select by location tool and programmed to select all tax parcels

that have any portion of area intersecting right-of-way on both sides of the road centerline feature by using a search distance of one-half the right-of-way distance plus 5 feet. Finally, once a selection of parcels is established, quality analysis is performed manually to ensure all parcels with frontage on qualifying roads are selected properly.

Proximity to Major Employment Centers

To create the point system areas, unincorporated Coweta County tax parcel polygons as of 1/30/2020 are used in conjunction with tax parcel polygons of major employment centers as of 1/30/2020.

The major employment center polygon perimeters are used to create a 3-mile tax parcel buffer representing the 3-point area. The major employment center polygons are added as a parameter in the select by location tool and programmed to select all tax parcels that have any portion of area within a 3-mile undeviating line of the perimeter boundary of the major employment center polygons.

The major employment center polygon perimeters are used to create a more than 3 but less than or equal to 5-mile tax parcel buffer representing the 2-point area. The major employment center polygons are added as a parameter in the select by location tool and programmed to select all tax parcels that have any portion of area within a 5-mile undeviating line of the perimeter boundary of the major employment center polygons. Then within the select by location tool, the selection method is changed to remove from the currently selected tax parcel features that are identical to tax parcels within the 3-point buffer. Thus, leaving a 2-point selection of parcels greater than 3 but less than or equal to 5 miles.

The major employment center polygon perimeters are used to create a greater than 5-mile tax parcel buffer representing the 1-point area. Due to the open-ended nature of the distance definition, the unincorporated Coweta County tax parcel polygons are added as a parameter in the select by attribute tool and all are selected. Then within the select by location tool, the selection method is changed to remove from the currently selected tax parcel features that are identical to tax parcels within the 3-point buffer and the 2-point buffer. Thus, leaving a 1-point selection of parcels greater than 5 miles.

Proximity to Less Than One Acre Subdivisions

To create the point system areas, unincorporated Coweta County tax parcel polygons as of 1/30/2020 are used in conjunction with tax parcel polygons of subdivisions with less than 1-acre lot size as of 1/30/2020.

The less than 1-acre subdivision polygon perimeters are used to create a selection of tax parcels that share the boundary of the subdivision representing the 3-point area. The subdivision polygons are added as a parameter in the select by location tool and programmed to select all tax parcels that have any portion sharing a boundary with the perimeter of the subdivision polygons.

The less than 1-acre subdivision polygon perimeters are used to create a 1-mile tax parcel buffer representing the 1-point area. The subdivision polygons are added as a parameter in the select by location tool and programmed to select all tax parcels that have any portion of area within a 1-mile undeviating line of the perimeter boundary of the subdivision polygons. Then within the select by

location tool, the selection method is changed to remove from the currently selected tax parcel features that are identical to tax parcels within the 3-point buffer. Thus, leaving a 1-point selection of parcels within 1 mile of the subdivision perimeter but not including the 3-point parcels.

Proximity to Existing Retail

Total Point Map

To create the total point system areas, unincorporated Coweta County tax parcel polygons as of 1/30/2020 are used in conjunction with all polygons representing the point areas mentioned in this document.

New columns are created in the unincorporated Coweta County tax parcel attribute table representing each category. (Proximity to Infrastructure and Services, Proximity to Major Roads, Proximity to Major Employment Centers, Proximity to Less Than One Acre Subdivisions, Proximity to Existing Retail)

Using the unincorporated Coweta County tax parcel polygons as the target layer in the select by location tool, the parcels are selected based on the identical shape to parcels within the proximity to infrastructure and services 1-point polygon layer. Then, the calculate field tool is used to give a value of 1 to the selected parcels within the new column created. This is the same method used to give the appropriate values to all columns created for each point category.

Once all valid parcels are assigned the appropriate values, a total column is created within the attribute table of the tax parcel polygon layer. Then, the calculate field tool is used to add all point columns together providing a consolidated value for each parcel. The point totals are depicted on the map as 3 ranges (0-5 points, 6-11 points, 12-15 points) each having a different shade of color.

