



COWETA COUNTY

# *Complete Community*

CHARACTER AREA





# COMPLETE COMMUNITY

## Description

Complete Communities are places where the daily needs of residents are a short, convenient trip from where they live, work and recreate. They feature a mix of land-uses, which may consist of residential, commercial, and civic spaces. The exact uses vary depending on the residents' needs. It is a local activity center with a mixture of uses in a clustered form to use infrastructure efficiently.

Complete Communities include various housing types designed for all ages with varying affordability ranges and offer a range of employment opportunities. Auto-oriented land uses, such as gas stations, car washes, and drive-through windows, should be discouraged within a Complete Community

**PROVIDING DESIRABLE RESIDENCES NEAR EMPLOYERS AND COMMERCIAL DESTINATIONS PROVIDES OPPORTUNITIES TO SHORTEN COMMUTE TIMES AND REDUCE VEHICLE TRIPS ON MAJOR CORRIDORS**



Complete Communities located within the Growth Priority may have regional characteristics to accommodate higher densities. Thus, fostering a synergy between retail, office, industry, other commercial uses, and medium-density residential.

However, when located at the boundary of a character area or zoning district lower in intensity, adequate buffers and scale are necessary to ensure minimal impact on adjacent properties. This also facilitates a smooth transition between areas.

# CORRESPONDING ZONING

- Rural Conservation (RC)
- Residential- Planned Development Project (R-PDP)
- Mixed-Use Employment Supporting District (C-MU)
- Commercial Limited Services (CLS)
- Commercial- 3 (C-3)
- Commercial-4 (C-4)
- Commercial-6 (C-6)
- Office-Institutional (O-I)
- Village Centers (VC)
- Residential Retirement and Care Community (RRCC)

# PREDOMINANT LAND USE

Residential  
 Mixed-use  
 Offices/Professional  
 Entertainment venues  
 Medical  
 Commercial/Retail  
 Industry ( *when appropriately integrated* )



# DENSITY & GROWTH STRATEGY

Land Development Guidance System (LDGS) allows up to 0.625 dwelling units per acre.

The R-PDP zoning overlay district allows up to 4 dwelling units per acre in some locations.

For the past decade, a trend for residences to covert to commercial or institutional use has been seen along major roadways. In addition, the development pressures force businesses to locate or expand along the highway corridors creating scattered strip commercials along the highway corridors. By incorporating a mixture of land use, the Complete Community intends to mitigate sprawl and the traffic congestion that often follows.

A Complete Community within a Growth Priority strategy area may be permitted a higher density than what is available in the surrounding areas due to the availability of infrastructure and public services.

The Growth Strategy highlights these areas for redevelopment and compatible new development to prevent deterioration and excessive sprawl within the Growth Priority and Growth Maintenance areas.





# DESIGN

Complete Communities may be areas where a mixture of land-uses exist, but strategic planning or redevelopment may enhance the connection. They may also take the form of master-planned communities, such as Planned Development Projects (PDPs). Regardless of development type, Complete Communities allow for innovative designs that may not fit within the confines of established zoning districts. Project approvals are tied to site plans, allowing for greater flexibility and administrative discretion. PDPs can integrate housing types and sizes with commercial uses, open space, and recreation facilities.

Open space is a mix of small, private lawns and shared spaces, such as neighborhood parks or trails. Integration with existing historic style and patterns are encouraged. Retail and office use should be limited to a maximum of two stories. Auto-oriented land uses, such as gas stations and car washes, should be discouraged within Complete Communities.

Industrial use such as storage warehouses and manufacturing should be excluded from Complete Communities; unless industrial jobs are relative or intended for the residential demographic of the community. Where industrial use is part of the mix, the non-industrial land should be adequately buffered and staged to protect from adverse impacts.

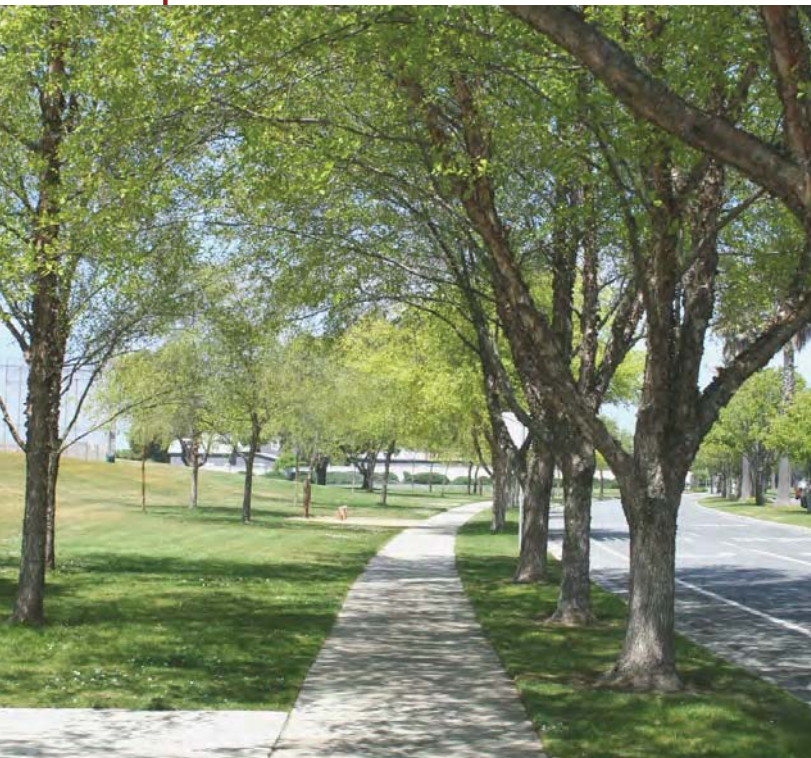
Traditional Neighborhood Development standards should be incorporated into the design guidelines for Complete Communities.



# TRANSPORTATION

Streets are the most important and utilized public space. Therefore, automobile-related features are minimized within the Complete Community. Furthermore, the automobile presence is reduced to ensure a pedestrian environment.

Pedestrian and bicycle connections should be provided.



The road network should consist of connected streets with small, walkable blocks. Internal streets should be flanked with sidewalks and desirable lighting, street furniture, and calming traffic elements to create an enjoyable walking experience. Where possible, Linc trail connections should be provided to encourage locals to walk and bike to these areas.

Areas within the Growth Priority area and RRCC communities may explore coordination with Coweta County transit services, and the creation of a potential shuttle system should be considered



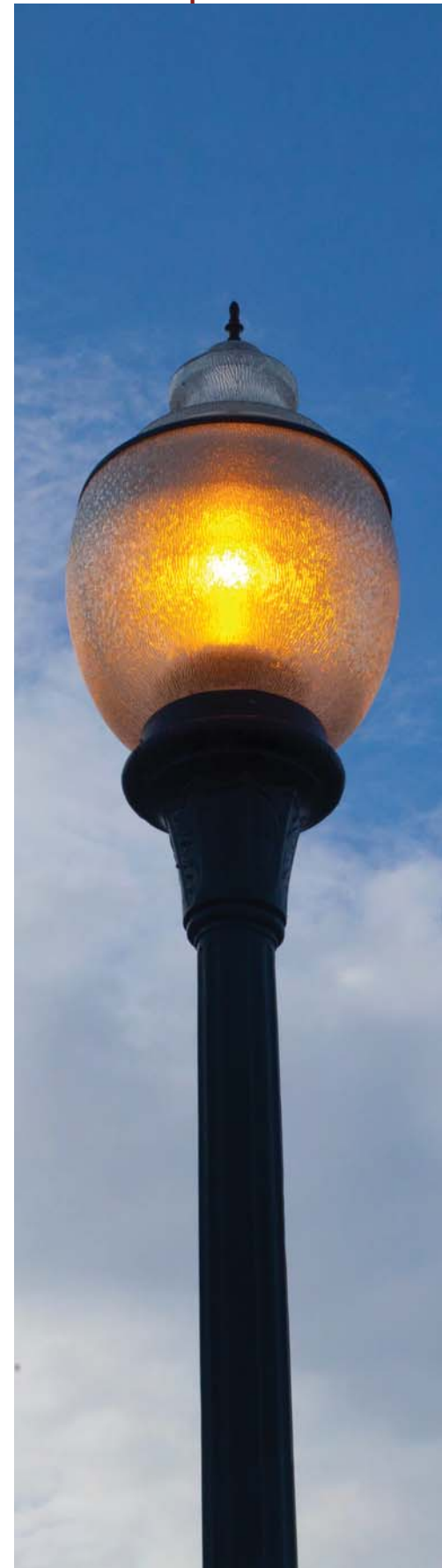
# IMPLEMENTATION STRATEGIES

- Explore innovative land-use products to include mixed-use and design guidelines for Complete Communities.
- Encourage pedestrian-oriented design.
- Allow vertical mixed-use.
- Implement Traditional Neighborhood Guidelines within land-use regulations.
- Explore the development of land-use regulations and incentives to promote adaptive reuse of old buildings.
- Infill development should complement existing structures. When Complete Communities border lower density areas, appropriate buffers and landscaping should be required to facilitate a harmonious transition between different land use.
- New development should set aside open space to minimize the amount of land consumed for new development.
- No historic structure or building shall be demolished, obscured, or defaced without the approval of the Coweta County Board of Commissioners.



# IMPLEMENTATION STRATEGIES

- Require traffic studies for new development and major redevelopment.
- Enhance driveway controls and access management standards.
- Encourage harmonious land-use transitions to adjacent uses.
- Develop aesthetic standards for commercial areas to include signs and landscaping.
- Identify performance standards for noise, light, viewshed, impervious surface, and stormwater.
- Prioritize water, sewer, and stormwater facilities for Complete Communities within a Growth Priority area.
- Provide innovative land-use regulation to encourage creative design, green space, open space, and walkability.
- Provide flexibility to mix compatible uses to minimize impacts on infrastructure and maximize the use of available space.





# VISIONING



The Complete Community provides social, recreational, and commercial services used daily by the surrounding residents. They foster public interaction and give the residents a sense of community and sense of place. The Complete Community provides a strategic arrangement of civic/institutional, recreational, commercial, office, and residential uses in a compact area and has an interconnected network of streets, sidewalks, and multi-use trails that encourage travel by walking, and biking.

As infill progresses, land-use products will offer horizontal and vertical density opportunities.

Land-use regulations will ensure new development occurs concurrently with the allocation of needed infrastructure.



The Complete Community character area provides workforce housing near significant employers, urban areas, and town centers. This is achieved through strategic planning for compact development that effectively uses infrastructure and public services while protecting agricultural and rural areas from sprawling scattered development.

Furthermore, by providing a variety of land use products with increased density, the goal is to encourage various housing opportunities for a diversity of income levels and lifestyle needs. Thus, increasing homeownership and reinforcing the economic stability of Coweta neighborhoods.



**Increasing density with mixed-use directs new development towards Growth Priority areas and away from Rural Places**