



Newnan City Council Work Session

June 15, 2026

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

6:00 PM

City of Newnan Mission Statement: To provide cost-effective programs and services while continuously focusing on preserving and enhancing the quality of life that is enjoyed by all Newnan citizens

CALL TO ORDER

WORK SESSION

- A. Comprehensive Plan 2026-2046

ADJOURNMENT



City of Newnan, Georgia - Mayor and Council

Date: June 15, 2026

Agenda Item: Comprehensive Plan 2026-2046 – City Council Work Session

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: To hold a work session with the City Council on the Comprehensive Plan 2026-2046 (Comp Plan) update

Background: Since presenting the Comp Plan timeline to City Council at the first public hearing on February 24, 2026, staff met with the appointed Steering Committee on six occasions from March until early June. With results from public surveys and workshops in hand, the Steering Committee crafted a draft Comp Plan Vision Statement, Needs & Opportunities, and Goals & Policies. This Work Session will serve as an opportunity for staff to share the work of the Steering Committee with the City Council and receive their feedback on the Committee's recommendations.

Funding: N/A

Recommendation: N/A

Attachments: None

Previous Discussions with Council: February 24, 2026



City of Newnan Comprehensive Plan 2026-2046

City Council Work Session

What is a Comprehensive Plan?

- A plan or blueprint for future growth
- Covers a 20-year time frame
- Is updated every 5 years
- States current conditions
- Offers strategies to address current and future needs
- Is based heavily on public input



Comp Plan Format

- INTRODUCTION AND OVERVIEW
- COMMUNITY INVOLVEMENT PLAN
- NEEDS AND OPPORTUNITIES
- VISION, GOALS, AND POLICIES
- COMMUNITY WORK PROGRAM
- CAPITAL IMPROVEMENTS ELEMENT
- LAND USE
- BROADBAND AND SERVICES ELEMENT
- ECONOMIC DEVELOPMENT
- TRANSPORTATION
- HOUSING



Community Involvement Plan Activities

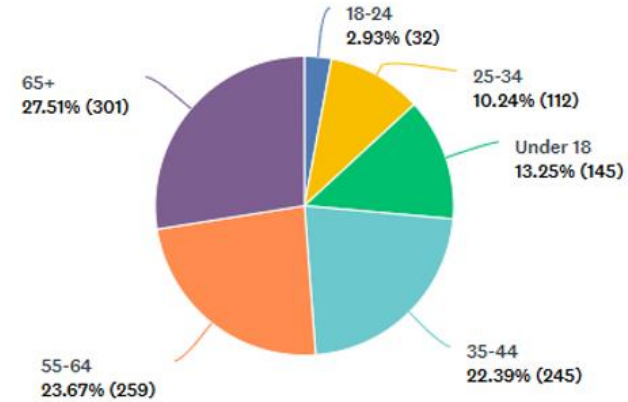
- Online and paper surveys in both English and Spanish– 1,350 responses
- Conducted “Pop-up” Interview events at Ashley Park, Market Days, CJ Smith Park, with The Claiborne Assisted Living Facility and Housing Authority residents, and at Witt’s on Temple Avenue
- Held two interactive workshops at the Carnegie Library and The Newnan Centre
- Social Media blasts
- Mass Email Campaign
- Dedicated webpage



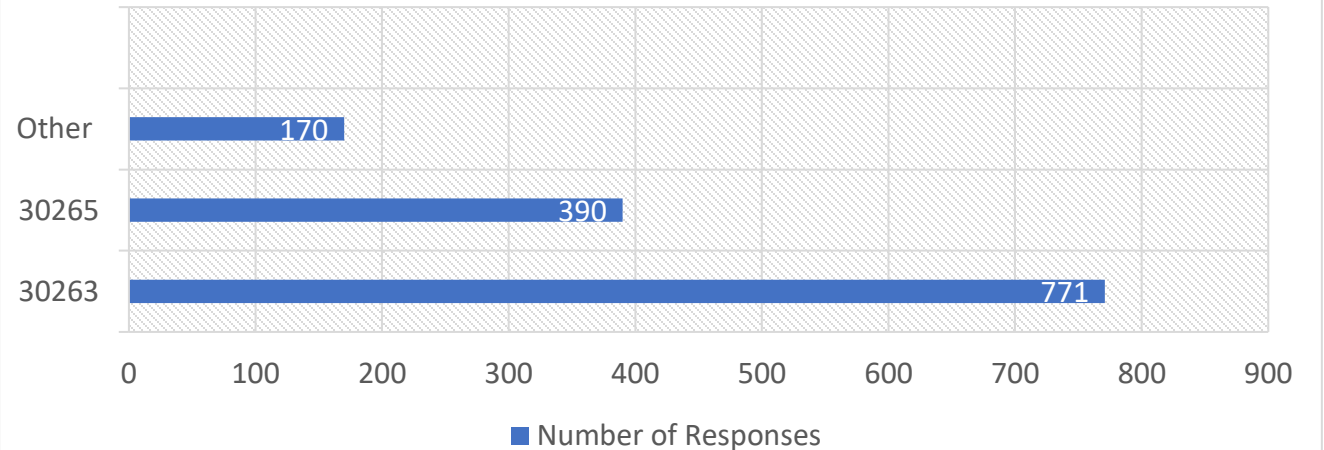
Survey Results

** The majority of participants were over the age of 35 and lived within the 30263-zip code.**

Which age range do you fall into? (Select one)

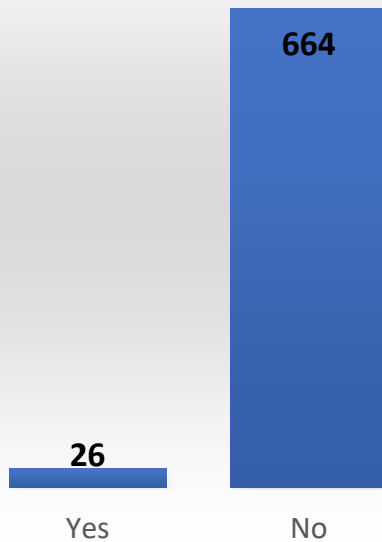


Zip Code

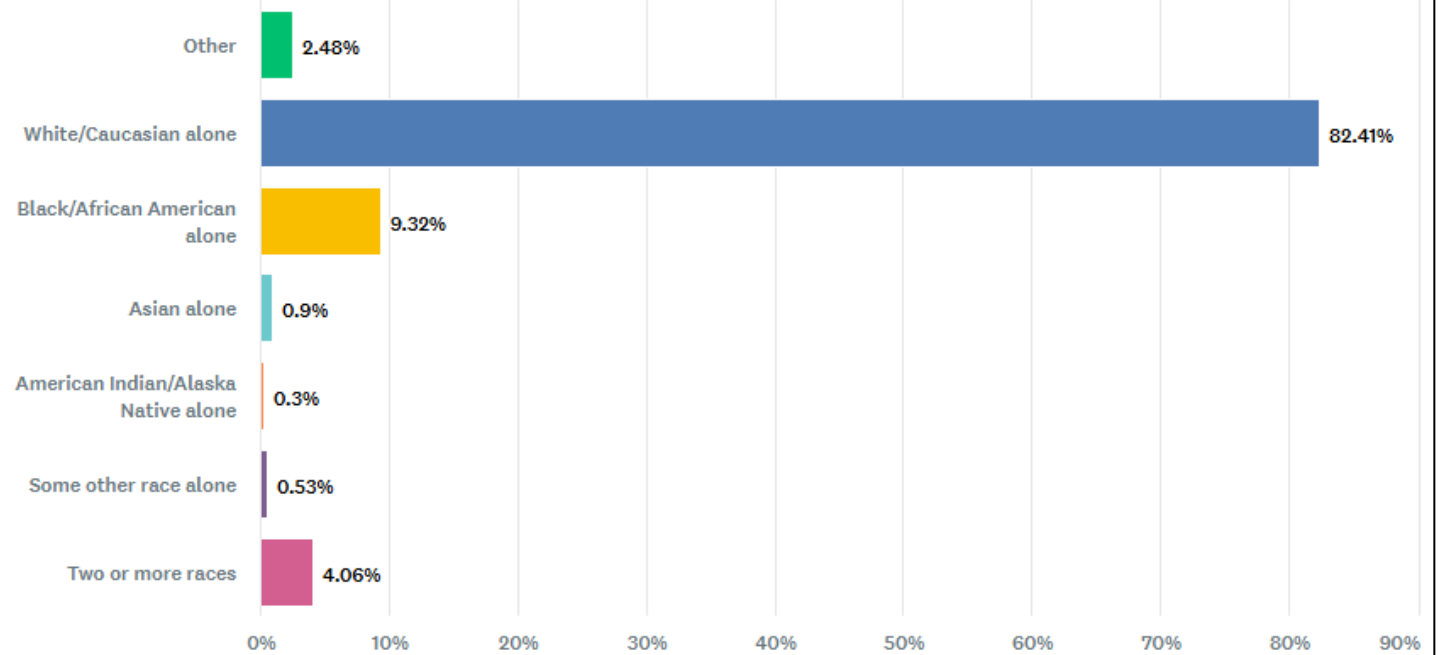


Survey Results

Do you identify as Hispanic or Latino?

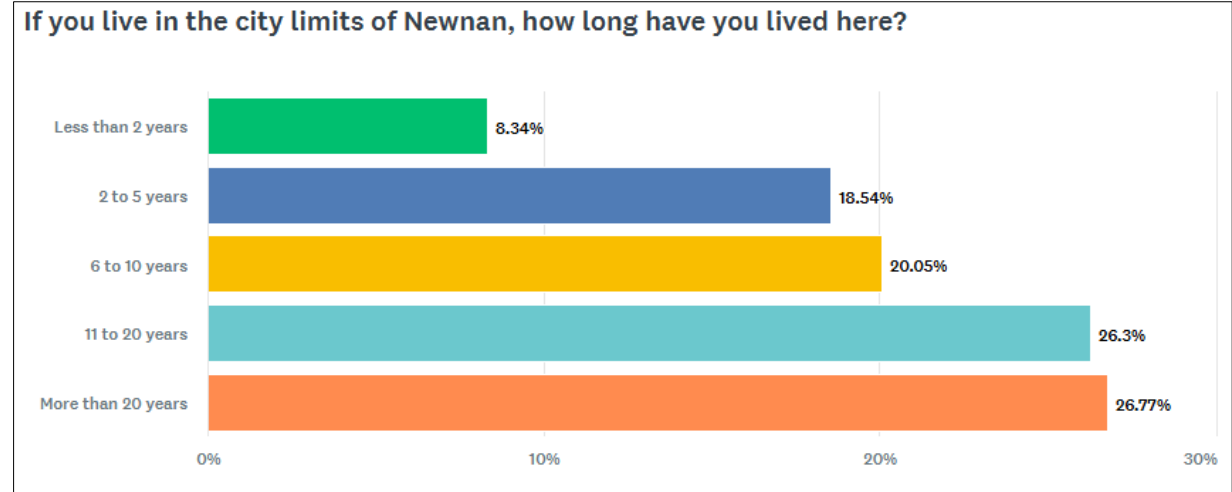


What race/ethnicity do you identify with?

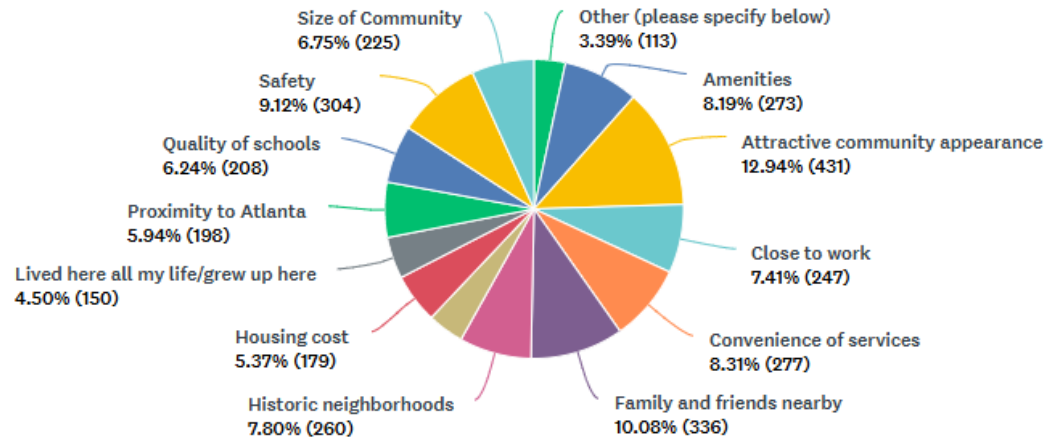


** Most participants were individuals identifying as white/Caucasian with around nine percent identifying as black/African American and four percent identifying as Hispanic or Latino.**

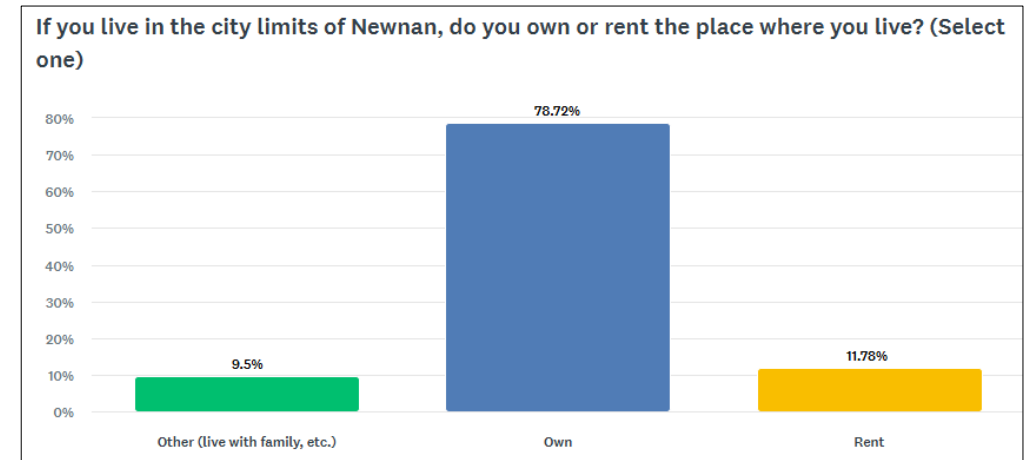
Survey Results



If you live in the city limits of Newnan, which of the following were reasons you chose to live where you do now? (Select all that apply in no particular order)



**** A vast majority of the respondents owned their homes and lived in Newnan for more than 11 years.****



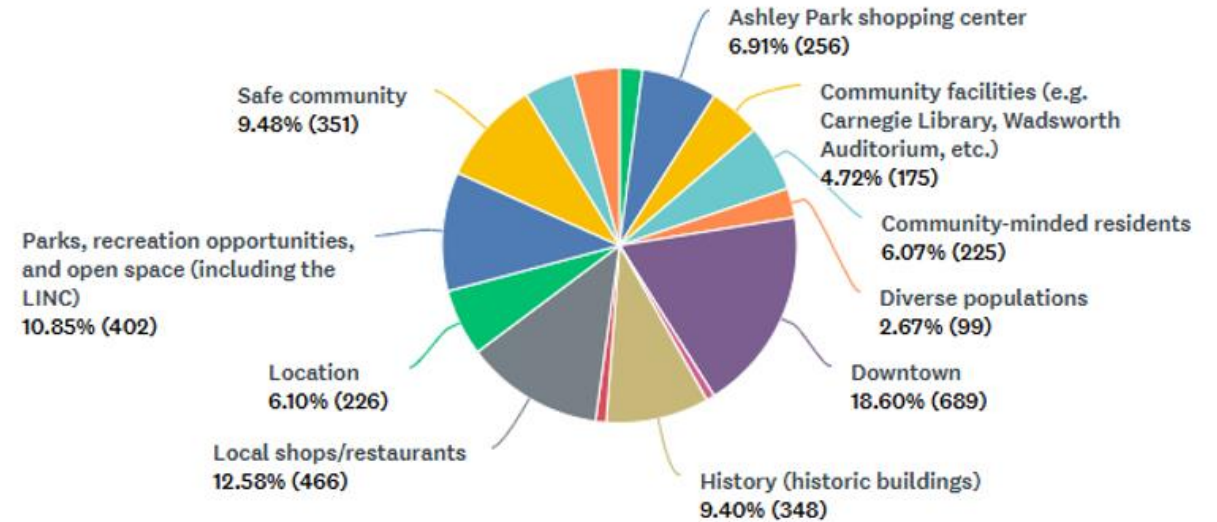
**** Attractive Community Appearance; Family and Friends Nearby; and Safety had the highest responses.****

Common “Other” themes: Walkability; Trees and Greenspace; Small Town/Rural Feel; and Proximity to Atlanta/Airport

Survey Results

** The Downtown Area; Local Shops/ Restaurants; and Parks, and Recreation Opportunities and Open Space (Including the LINC) had the highest percentage of responses.**

What do you LOVE most about Newnan? (Select up to three in no particular order)

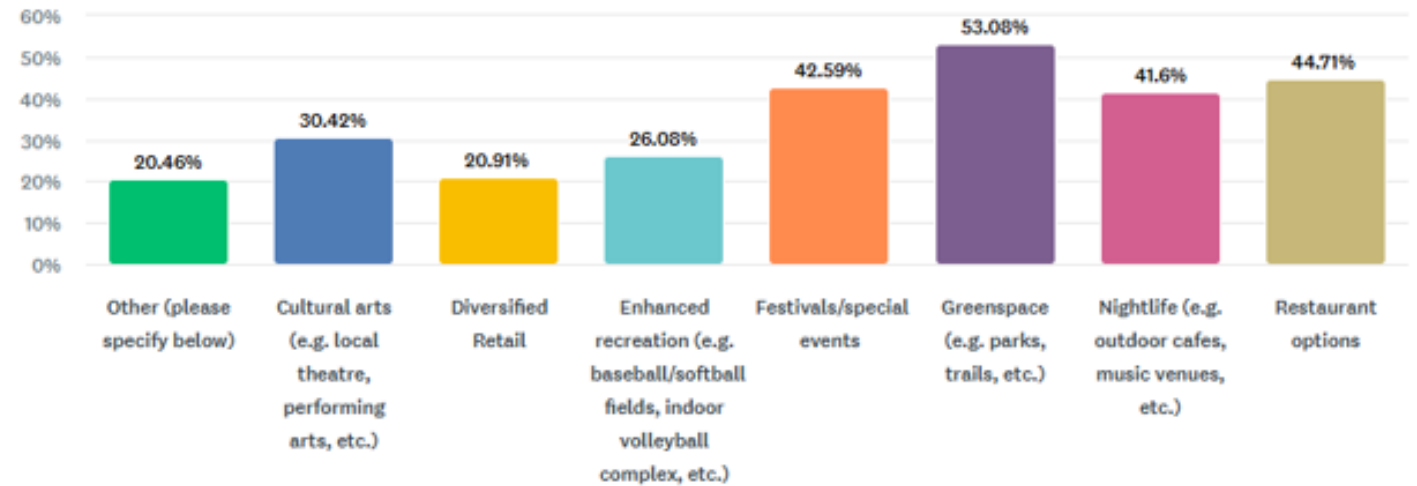


Survey Results

** Greenspace; Restaurant Options; Festivals/Special Events; and Nightlife received the highest percentages.**

Common Themes from the “Other” category included Youth Activities; Parking; Meeting Spaces; Public Transportation; Outdoor spaces and Music Venues; Affordable/ Attainable Housing; and an Aquatic Center

What amenities does Newnan need more of? (Select all that apply in no particular order)



Survey Results

** Safety in Neighborhoods; Traffic Circulation, Congestion and Parking; Education and Childcare; and Housing Affordability, Condition, and Availability were viewed as the highest priorities.**

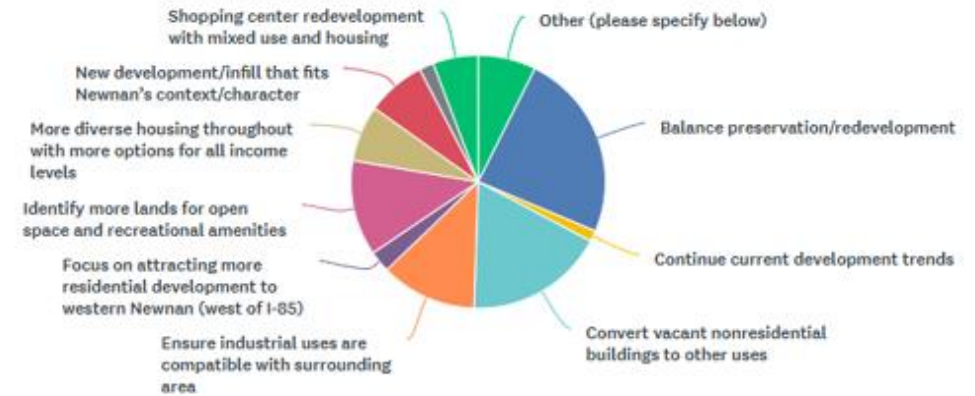
What areas should Newnan seek to IMPROVE in the next 20 years?



Survey Results

** Respondents feel Newnan needs more Redevelopment of Existing Areas and less Residential Development.**

What are the most important focus areas for Newnan's FUTURE LAND DEVELOPMENT?
(Select up to three in no particular order)



What type of development/redevelopment do you feel that Newnan needs more or less of?
(Select either More, Less, or Same as Now for each item below)



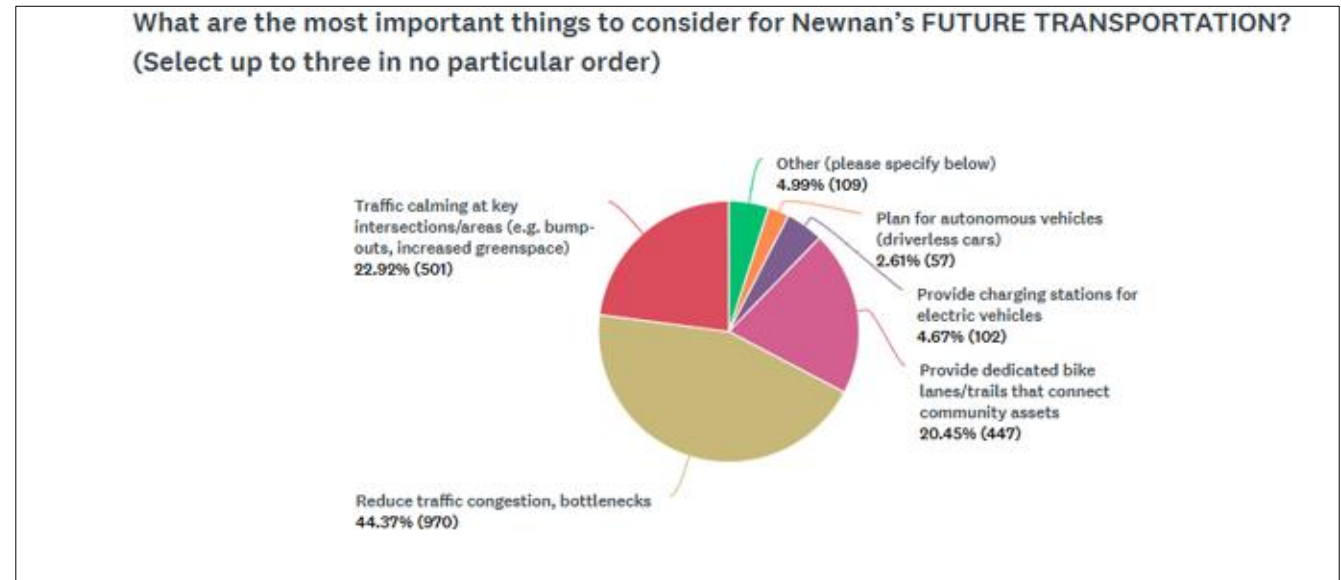
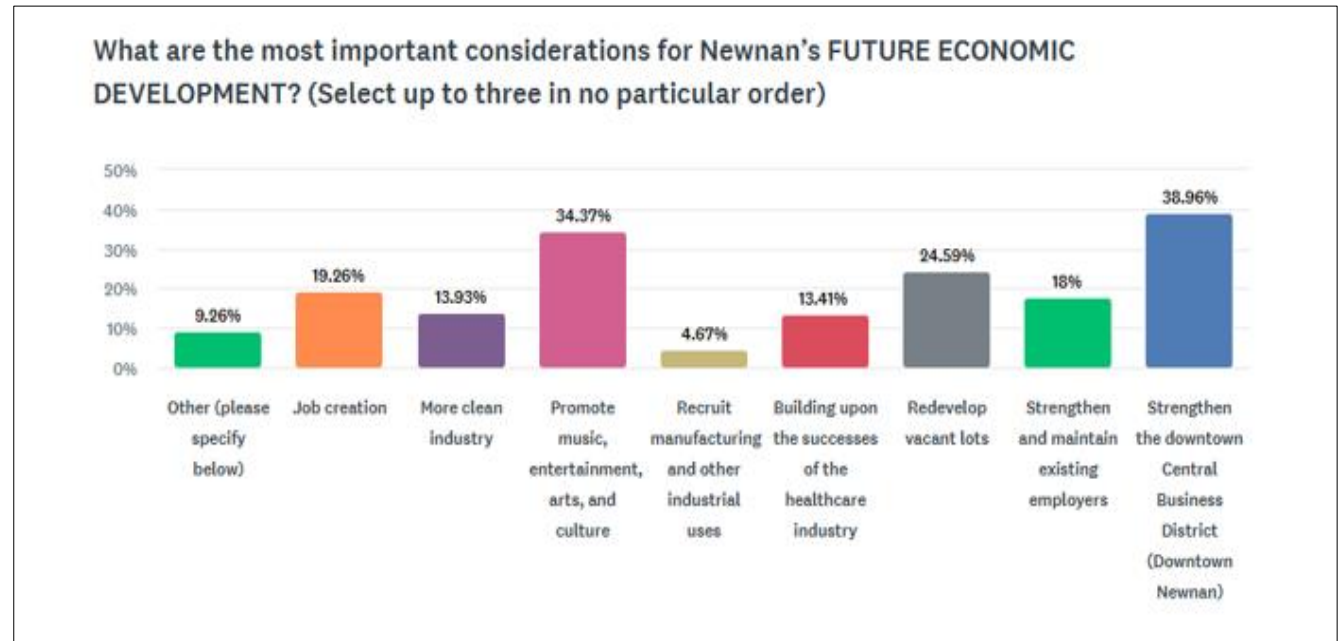
** For future land development, respondents want the city to focus on Balancing Preservation/Redevelopment; Converting Vacant Nonresidential Buildings to Other Uses; and Identifying More Lands for Open Space and Recreational Amenities.**

Common themes for "other" include "No More Growth!!"; Improve Infrastructure; Diverse Housing Types (no apartments or townhomes); and More Greenspace/LINC, Bike Trails and Recreational Opportunities.

Survey Results

** The majority of participants selected Strengthening the Downtown Central Business District; Promoting Music, Entertainment, Arts and Culture; and Redeveloping Lots as the most important considerations for Newnan’s Future Economic Development. **

**In terms of future transportation, Reducing Traffic Congestion and Bottlenecks; Providing Traffic Calming Measures at Key Intersections; and Providing Dedicated Bike/Trails that Connect Community Assets received the highest number of responses. **



Common themes for economic development’s “other” category included “No More Growth”; Addressing Traffic; and Providing a Children’s/Second Hospital. For future transportation, “other” included Infrastructure Catching Up to Growth; Traffic Light Timing; and a Bypass Around the Downtown to Further Address Truck Traffic.

Drop-in Workshops

Suggestions for Redevelopment Areas:

Old Hospital on Hospital Road – New hospital/VA urgent care, university or trade education center; high density senior housing; community center; or mental health facility

Bullsboro Drive Corridor – Affordable housing for singles, artists, workers; community arts center with housing; mixed use business development; outdoor amphitheater; carnivals in parking lots

First Avenue Industrial site – Mixed-use with single-family; business incubator; two-story office/apartments with LINC trailhead; cultural arts center; homeless shelter partnership with Bridging the Gap; amphitheater/event facility with parking

Greenville Street – Mixed-use with passive recreation; preserve the Sears and Roebuck homes

** Terms & phrases provided by attendees.**



Drop-in Workshops

Economic Development

- Incentives for small corporate offices
- More support for minority-owned businesses
- Less chain stores and more local
- More downtown restaurants, worker and food co-ops/bulk food store
- Downtown redevelopment/infill development
- Address downtown parking

Community Facilities & Services

- Weekly Farmer's Market – community ran gardens
- Disc golf course
- Passive recreation, greenspace preservation, and more gathering areas for community activities
- More art walks, concerts, and events
- Ice skating arena
- Aquatic center with a gym

Population

- Address unhoused population issues (housing and mental health)
- Manage growth so infrastructure can support it
- Domestic Violence Shelter
- More opportunities for newer residents to get to know their community

Terms & phrases provided by attendees.

Drop-in Workshops

Natural and Cultural Resources

- Possible outdoor concert venue on the east side (Like the Fred)
- Cultural Center for the Arts
- Promote water protection/native plants/wildflowers
- Preserve the City's culture and unique heritage
- Create more pedestrian walkways

Intergovernmental Coordination

- Work with the County on annexation and road networks
- Bury power lines
- Increase hospital access through more locations

Land Use

- Provide more parks/greenspace especially for the youth and elderly
- Manage growth
- Review minimum lot requirements and consider reducing house square footages
- Pursue true mixed-use developments
- Consider updating the current Zoning Ordinance
- Restrict any potential for future data centers

Terms & phrases provided by attendees.

Drop-in Workshops

Housing

- Affordable/Attainable new entry-level housing options
- Review Zoning Ordinance to allow for smaller homes
- Maintain Newnan's character with new development
- Provide incentives for homeownership/affordable housing

Transportation

- More public transportation options
- More and better protected bike lanes
- Improve Lower Fayetteville Road
- Create wider roads for truck routes
- Better east to west traffic flow
- Repair existing sidewalks
- Install sidewalks in high-foot traffic areas (Bullsboro)
- Better utilize the trolley for community events

Other

- Reduce red tape in regulations
- Better address handicap accessibility
- Plant more fruit trees in the parks
- Greater diversity in city government
- Use the farmer's market to better promote local vendors

Pop -Up Survey Results



What do you love most about Newnan?

- Shopping and Stores
- Downtown and Ashley Park
- Small Town/Hometown Feel
- Restaurants and Dining
- Location
- History
- Parks/LINC
- Walkability



What type of development/ redevelopment does Newnan need more or less of?

- Less apartments/density/
luxury rentals
- More affordable housing/ starter
homes
- More greenspace/parks/LINC
trails
- More festivals/events/music/
entertainment/leisure services
- More retail/restaurants in
downtown
- Pool/aquatic center
- Grocer in the downtown area

What areas should Newnan seek to improve in the next 20 years?

- Traffic/road
planning/infrastructure
- Road maintenance
- Parking/Parking Deck
- Affordable Housing
- Public Transit/Transportation
- More locally owned
restaurants/less chains
- More recreational activities
music/events/entertainment
- New parks/greenspace and
less concrete
- Control growth
- Less density



** Staff conducted 187 interviews between March 11 and April 10, 2026. **

Steering Committee Recommendations

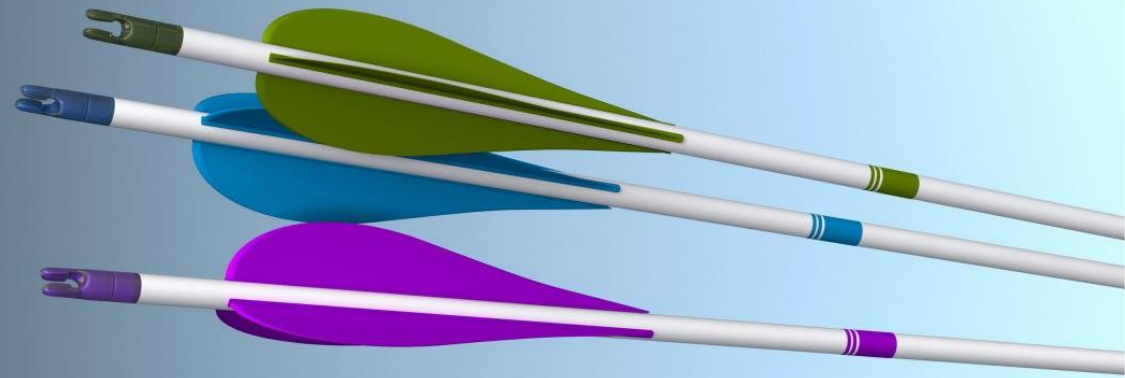


Proposed Vision Statement

Our vision is to responsibly foster community, growth, modernization, and diversity while preserving our historic legacy and providing safety and support for our citizens and neighbors.



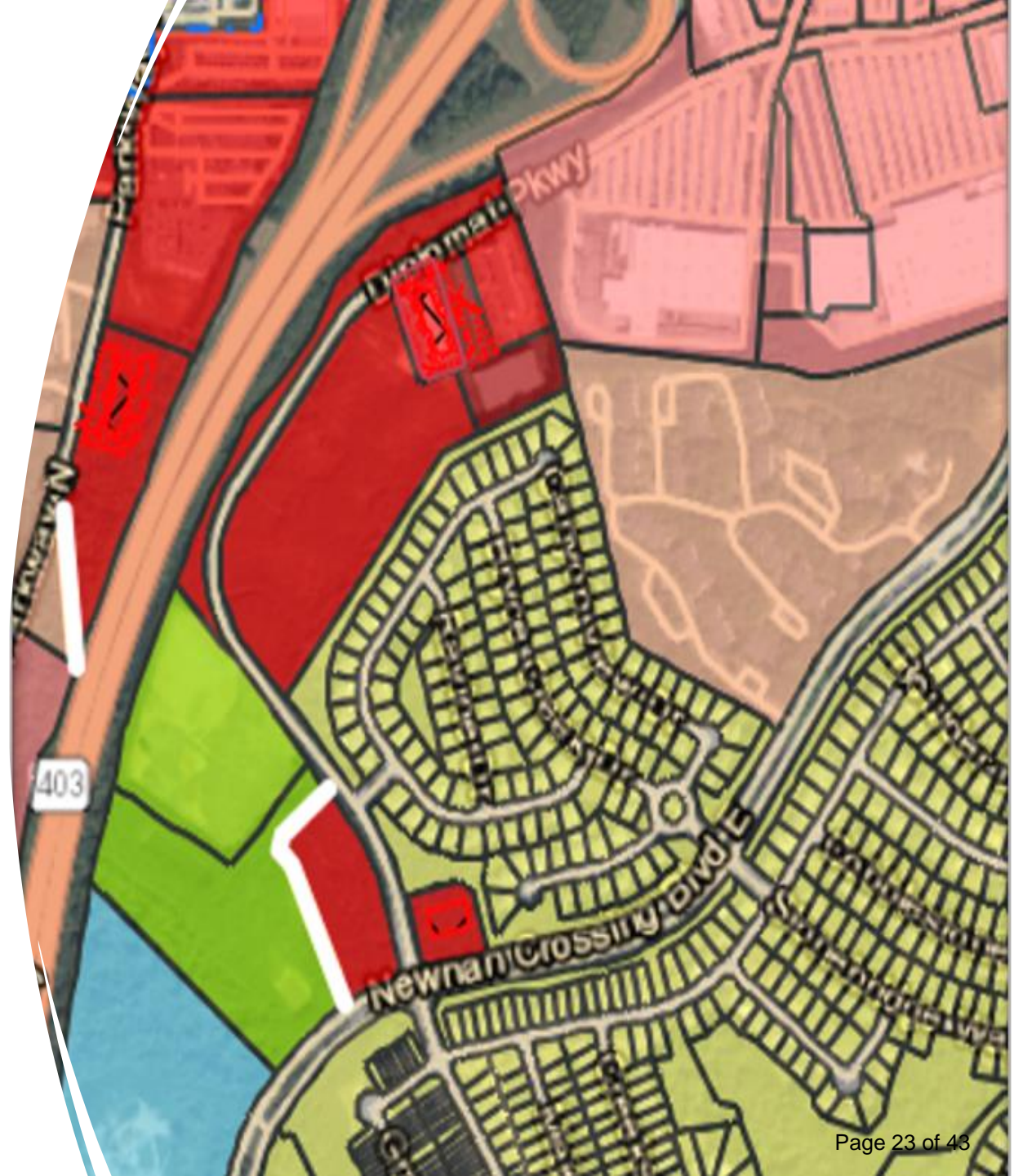
Recommended Needs and Opportunities



Needs and Opportunities

Land Use

- There is an overall lack of available land for development purposes.
- Several sites around the city need attention including the old Papp Clinic and the former Piedmont Hospital sites.
- Improving the appearance of corridors & highly traveled areas is an ongoing issue.
- There is an ongoing need to reflect the hometown-community atmosphere as Newnan continues to grow.
- Continue to promote the value of preserving structures of historical significance.





Needs and Opportunities

Land Use (Continued)

- Redevelopment opportunities should be pursued on Greenville Street, Bullsboro Drive, Temple Avenue, and around the Mill Village (including addressing greyfields).
- There are opportunities for expansion of the city limits through the process of annexation.
- Balanced mixed-use developments should be considered as a way to improve overall quality of life by encouraging housing, promoting economic opportunities, minimizing traffic, and offering open space.
- Continue to identify and address food deserts within the city limits.
- There is a need to consider an overlay for peripheral properties to the historic districts to ensure complementary development/redevelopment to the existing neighborhoods.

Needs and Opportunities

Transportation

- Connectivity between the various land uses needs to be taken into consideration.
- Explore alternative transportation options.
- Coordination efforts with Coweta County need to be enhanced.
- Continue the expansion and connectivity of the LINC with an emphasis on safety.
- The creation of pocket parks is a way for Newnan to enhance its transportation network (providing areas that connect different paths).
- The City will increase transportation effectiveness through future improvements to Lower Fayetteville Road.



Needs and Opportunities

Transportation (Continued)

- The proposed Andrews Street extension is an opportunity for enhanced traffic flow near downtown.
- There is an opportunity to enhance City regulations to encourage safety and quality design through intersection improvements.
- There is a need to assess truck traffic on our major thoroughfares and in downtown.
- Parking issues in downtown need addressing.
- Continue to identify and enhance bicycle and pedestrian facilities with an emphasis on increasing safety.

Needs and Opportunities

Economic Development

- There is a need to increase accessibility to the list of community resource organizations.
- There is an ongoing effort to offer prospective businesses the right mix of site selection factors.
- Encourage citizens and businesses to take advantage of opportunities created by the University of West Georgia, West Georgia Technical College, and the Central Educational Center.
- The City should make an effort to utilize publicly owned land citywide.



Needs and Opportunities



Economic Development (Continued)

- Efforts should be made to explore the commercial and greenspace potential in the downtown area.
- Continue to promote through key informational outlets the availability of Newnan's trained workforce.
- There is a need to engage the community by supporting and expanding arts and cultural activities.
- Find ways to better utilize the Newnan Development Authority.

Needs and Opportunities

Capital Improvements

- Identify and address areas impacted by stormwater management issues.
- Parking in downtown needs to be an ongoing priority.
- Continue to identify opportunities to provide more recreation areas.
- Continue to improve and beautify gateways into the city limits.
- The identification of a possible parking deck for downtown is key (possibly partnering with the private sector).
- The City will continue to work with Newnan Utilities to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.





Needs and Opportunities

Housing

- Encourage a mixture of housing while protecting residential historic districts.
- Investments should be made in diversifying affordable housing solutions to make homeownership attainable.
- Keep promoting preservation efforts for residential historic districts.
- Explore ways to address gentrification/displacement issues.
- Address dilapidated residential housing and poor property maintenance.

Needs and Opportunities

Housing (Continued)

- Address the issue of housing for persons recovering from domestic violence, as well as the unhoused, through a coordinated effort with area agencies and organizations.
- Affordable housing opportunities should be identified and promoted through the Newnan Urban Redevelopment Agency (NURA).
- The City will work to encourage safe, walkable neighborhoods through public safety efforts and quality infrastructure design.
- The City will continue working toward reestablishing existing neighborhoods impacted by the tornado of 2021.



Recommended Goals & Policies



Goals & Policies



Land Use

We will manage land use through active planning by:

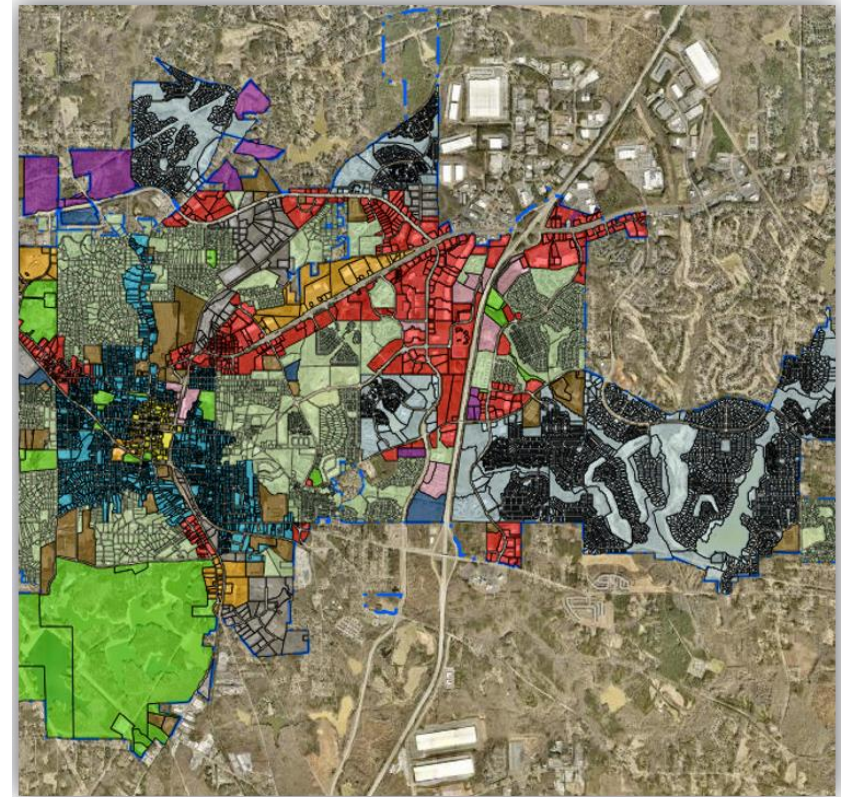
- Considering the City's ability to maintain its level of services while continuing to grow
- Supporting intentional sustainable growth that enhances well-being and access to opportunities
- Encouraging redevelopment/greyfield development (large parking lot spans) and use of existing infrastructure, especially water and sewer
- Continuing to facilitate the annexation of islands and/or peninsulas

Goals & Policies

Land Use (Continued)

We will manage land use through active planning by:

- Encouraging a mixture of uses to promote quality of life and alternative transportation options
- Encouraging varied densities in appropriate locations as a means for continued growth and development
- Providing advanced manufacturing and Class A office opportunities through product development
- Balancing more uses with usable greenspace and amenities in appropriate locations



Goals & Policies

Transportation

We will work to enhance overall transportation efforts by:

- Allowing and encouraging integrated sidewalks/paths citywide
- Continuing maintenance of existing transportation network
- Making connections between neighborhood schools and residential developments with pedestrian and bike facilities
- Evaluating the efficiency and funding opportunities for the expansion of trolley services
- Considering wide pathways that include pedestrian and bikeways and connecting to existing pedestrian/bike paths





Goals & Policies

Transportation (Continued)

We will work to enhance overall transportation efforts by:

- Considering internal transportation for State Road and Tollway Authority (SRTA) bus riders
- Addressing parking needs in the downtown area
- Considering the development of a multimodal center designed to integrate various modes of transportation into a single hub
- Emphasizing safety on existing and new transportation networks (calming measures, awareness campaigns, etc.)

Goals & Policies

Economic Development

We will actively advance Newnan through quality economic development efforts by:

- Encouraging and promoting long-term, local professional high-paying job growth through advanced manufacturing and Class A office development
- Continuing to strengthen Newnan's healthcare industry
- Promoting development/redevelopment of the following sites:
 - Poplar Place
 - Hospital Road Piedmont site
 - Papp Clinic site
 - Railroad District
 - First Avenue Industrial Site
 - Bullsboro Drive Corridor
 - Greenville Street Corridor
 - Temple Avenue



Goals & Policies

Economic Development (Continued)

We will actively advance Newnan through quality economic development efforts by:

- Fostering a stable, efficient, and collaborative environment that supports targeted economic growth and entrepreneurship
- Encouraging redevelopment and adaptive reuse of underperforming commercial corridors and aging commercial centers into walkable, mixed-use destinations
- Supporting workforce development pathways that grow local talent and encourage graduates and skilled workers to remain in the community
- Preserving a hometown feel by emphasizing safety, the arts, and community character as drivers of tourism for economic competitiveness
- Encouraging the development of a rail project between Newnan and Senoia to enhance tourism
- Continuing to assess and revitalize downtown alleys to improve safety, accessibility, and appearance
- Encouraging cultural opportunities that support innovative/diverse job growth, such as cottage industries, entertainment districts, cultural opportunities, live-work units, food trucks, etc.

Goals & Policies

Capital Improvements

We will anticipate, plan, and provide for necessary infrastructure by:

- Continuing to maintain existing facilities/infrastructure:
 - Continue to prioritize road resurfacing needs
 - Continued maintenance and use of existing and aging buildings
- Improving stormwater management
- Encouraging additional parking solutions (i.e., parking deck)
- Creating a multimodal mobility network that safely connects neighborhoods, employment centers, schools, parks, and downtown destinations
- Enhancing entryway corridors
- Prioritizing transportation needs and congestion issues:
 - Exploring additional east/west traffic routes



Goals & Policies

Housing

We will encourage a variety of housing choices throughout the city by:

- Encouraging Mill Village housing and infill lot redevelopment to increase downtown housing stock
- Continuing to ensure quality housing development through standards for amenities, materials, and design
- Protecting and preserving historic residential neighborhoods in downtown and the surrounding historic districts
- Encouraging and supporting:
 - Adaptive use/redevelopment
 - Integrating amenities/other uses
- Encouraging and supporting opportunities for attainable residential development near accessible amenities and employment centers
- Expanding resources to meet the needs of group/personal care homes/transitional homeless shelter space



Goals & Policies

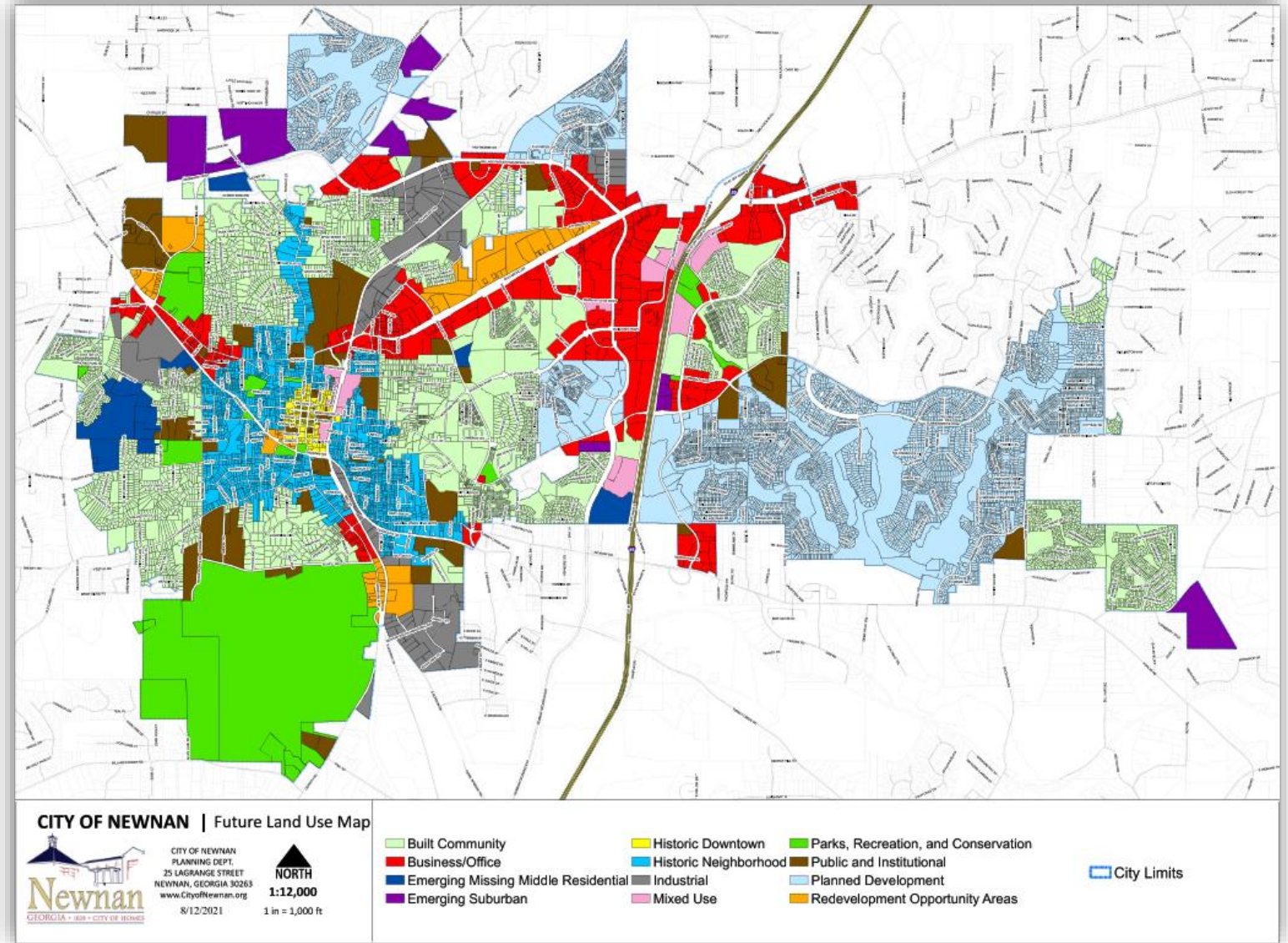


Housing (Continued)

We will encourage a variety of housing choices throughout the City by:

- Addressing substandard housing through partnerships with the private sector and nonprofits
- Encouraging mixed-use development with greenspaces, residential, and commercial/office – live, work, play
- Supporting a broad diversity of housing choices to meet evolving market demands and demographic needs
- Continuing to promote incentives for developments that address specific housing needs within targeted areas of the city
- Identifying grant opportunities that address housing needs within the city
- Allowing for housing and neighborhood design that supports aging in place and multigenerational living

Future Land Use Map (Next Session)



Any Questions?



The End.