



Newnan City Council Work Session

July 16, 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: July 16, 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: 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. Staff will be primarily discussing the Draft Future Land Use Map and the corresponding Future Land Use Categories. Staff will also review any changes in the Draft Plan that resulted from the last work session, as well as any "Parking Lot" items from the last work session.

Funding: N/A

Recommendation: N/A

Attachments: PowerPoint

Previous Discussions with Council: February 24, 2026; June 15, 2026



City of Newnan Comprehensive Plan 2026-2046

City Council Work Session #2

Land Use Categories





Categories

- Historic Neighborhood
- Built Community
- Planned Development
- Emerging Missing Middle Residential
- Historic Downtown
- Commercial Employment
- Mixed-Use Downtown
- Mixed-Use Corridor
- Mixed-Use Suburban
- Redevelopment Opportunity Areas
- Industrial
- Public and Institutional
- Parks, Recreation, and Conservation

Historic Neighborhood (No Changes Proposed by Steering Committee)



Category Description:

Areas that primarily consist of historic residential homes on smaller lots with unique architectural character. Infill construction and redevelopment should be complementary with the existing uses and structures within the neighborhood. However, some nonresidential uses, appropriately scaled, may be appropriate.

Development should reinforce the existing character of the neighborhood through sensitive, compatible design including massing, adherence to architectural and site elements, scale/height, and building orientation/setbacks. In addition, pedestrian-friendly access should be woven into plans for nonresidential development.

Built Community (No Changes Proposed by Steering Committee)

Category Description:

Areas that have been developed with a variety of residential dwellings and nonresidential uses that provide goods and services to the surrounding neighborhoods. Future land uses within this area should closely mirror the built community as already established.

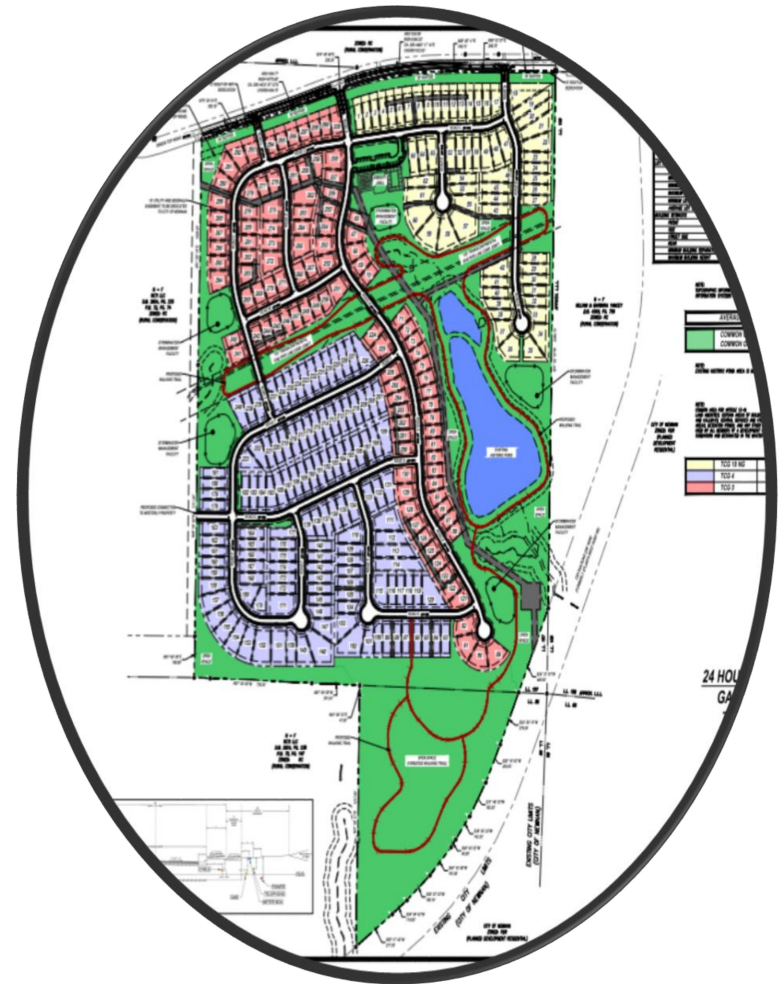


Planned Development

(No Changes Proposed by Steering Committee)

Category Description:

Areas developed through master planning processes with specific densities and uses tied to an approved project plan.



Emerging Missing Middle



Category Description:

Areas identified as **allowing densities up to 7 units per acre with** a variety of housing products, including single-family homes, duplexes, triplexes, quadplexes, cottage homes, and small apartment buildings.

** Steering Committee chose to remove the “Emerging Suburban” category and show density as “up to 7 units per acre” for “Emerging Missing Middle”.



Historic Downtown

(No Changes Proposed by Steering Committee)

Category Description:

Area with a mixture of uses typical of a traditional downtown including, but not limited to, offices, shops, residences, and civic uses. New construction in this area should reflect the character of the existing downtown.



Commercial Employment

Category Description:

This category is for land dedicated to non-industrial employment generators, including retail sales, office, service, and entertainment facilities. **Specifically, this category focuses on medical, coworking, education/training, flex commercial, hospitality, and residential/civic integration, where appropriate.** Uses are primarily located along major highways, thoroughfares, or interstate corridors.

** Steering Committee chose to change the category title from “Business/Office” to “Commercial Employment”.

Mixed-Use Downtown

Category Description:

Areas intended to support a compact, walkable mix of retail, office, residential, entertainment, institutional, and civic uses in a pedestrian oriented environment. Development and redevelopment should reinforce an active streetscape, encourage infill and adaptive reuse, and support the unique character and identity of the downtown area.

** Steering Committee divided “Mixed Use” into three different subcategories.



Mixed-Use Corridor



Category Description:

Areas located along major transportation corridors that are intended to accommodate a coordinated mix of commercial, office, residential, civic, and institutional uses. Development within these areas should support higher-intensity activity, encourage redevelopment and infill, promote walkability and multimodal transportation options, and provide connections between surrounding neighborhoods, employment centers, and commercial destinations.

** Steering Committee divided “Mixed Use” into three different subcategories.

Mixed-Use Suburban

Category Description:

Areas intended to integrate a combination of residential, commercial, office, civic, institutional, and recreational uses within a suburban setting designed to promote walkability, reduce automobile reliance, and create connected activity-rich environments while maintaining the scale and character of surrounding suburban neighborhoods.

** Steering Committee divided “Mixed Use” into three different subcategories.



Redevelopment Opportunity Areas

(No Changes Proposed by Steering Committee)

Category Description:

Areas designed to spur additional growth by allowing disinvested areas to be repurposed as livable, economically productive centers for business and social activity.



Industrial

(No Changes Proposed by Steering Committee)



Category Description:

This category is for land dedicated to manufacturing facilities, processing plants, warehousing, wholesale trade facilities, or other similar uses.

Public and Institutional

(No Changes Proposed by Steering Committee)

Category Description:

This category includes government uses, institutional land uses, communication facilities, and utilities. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, colleges, cemeteries, hospitals, and utility pump stations.



Parks, Recreation, and Conservation

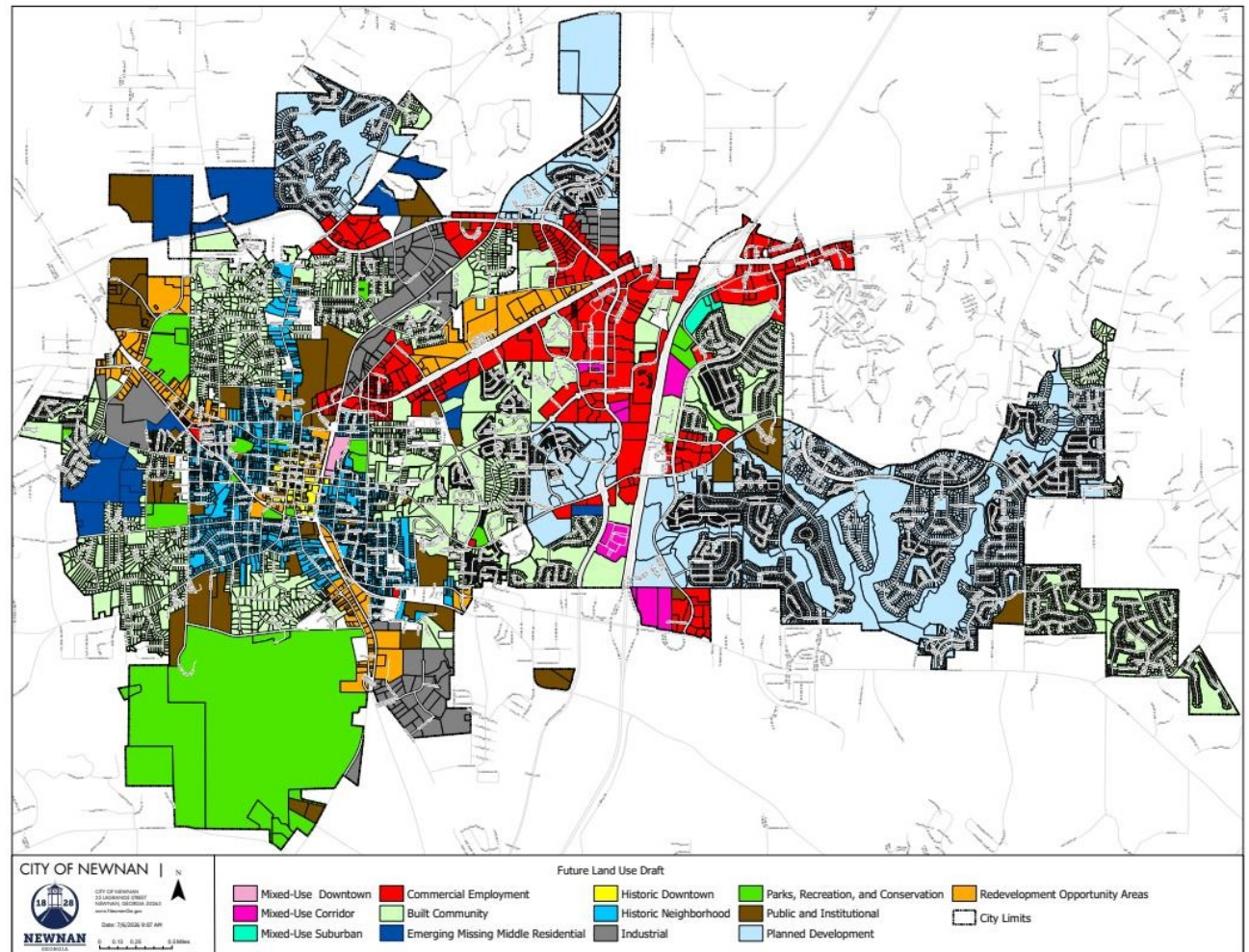
(No Changes Proposed by Steering Committee)

Category Description:

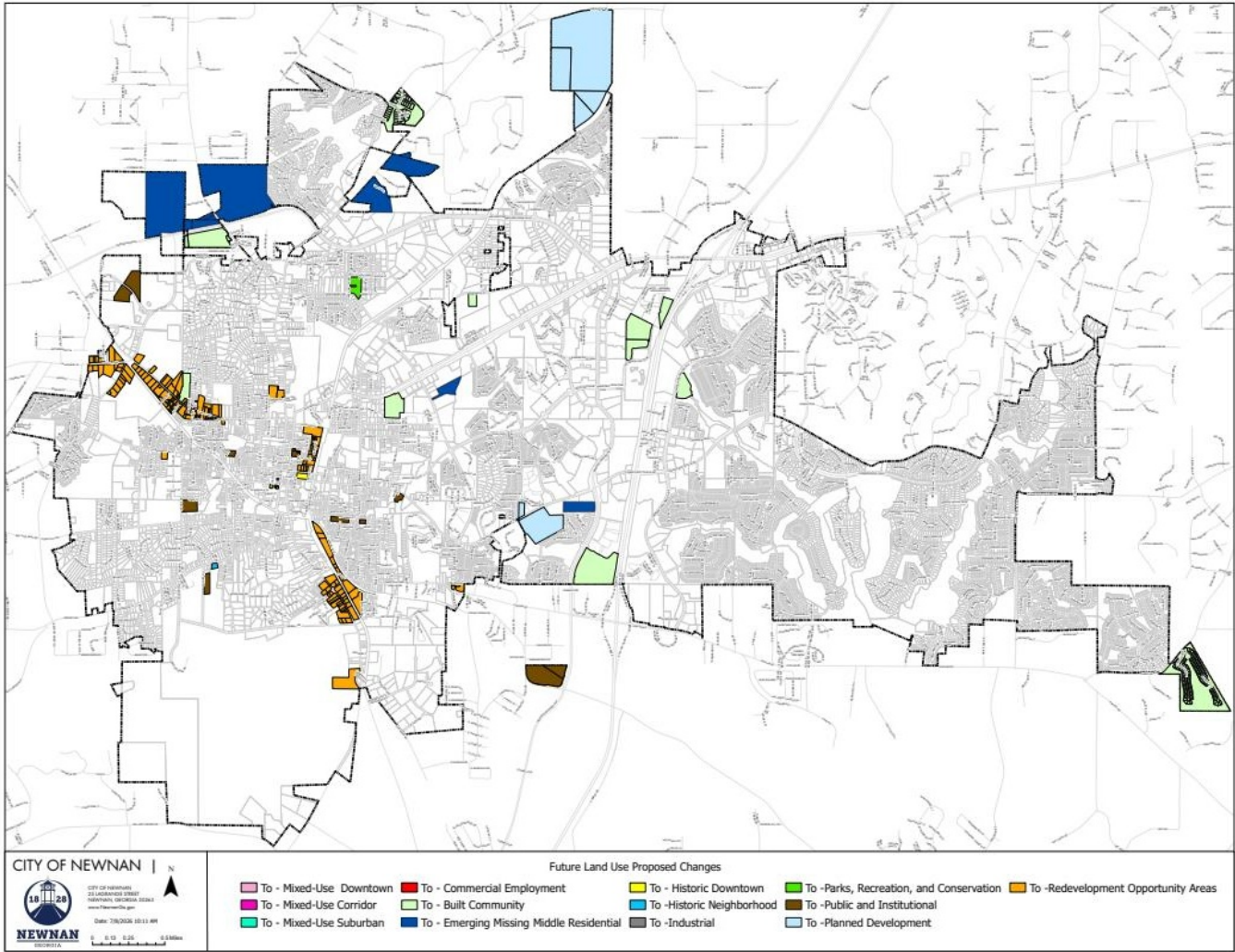
This category is for land dedicated to active or passive recreation uses and may include playgrounds, public parks, open spaces, golf courses, recreation centers, and similar uses.



Proposed Future Land Use Map



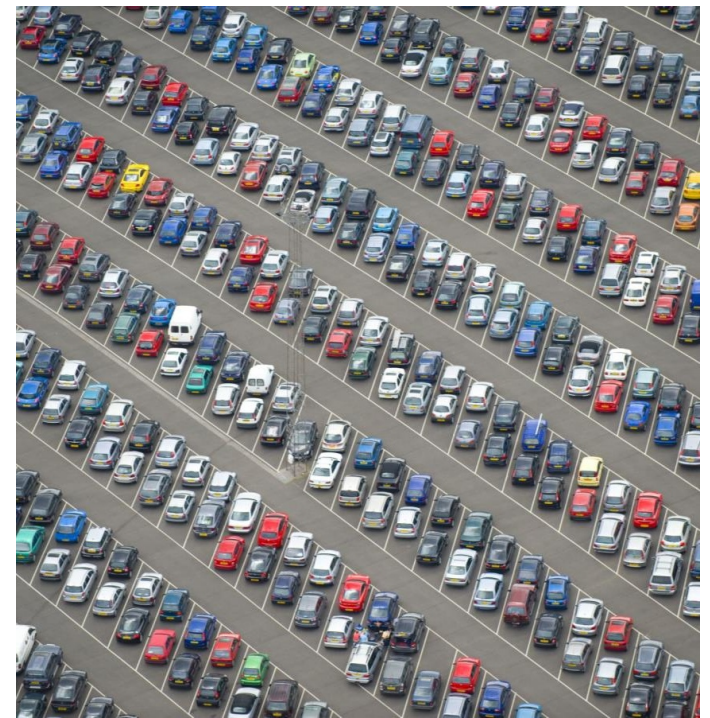
Proposed Parcel Changes



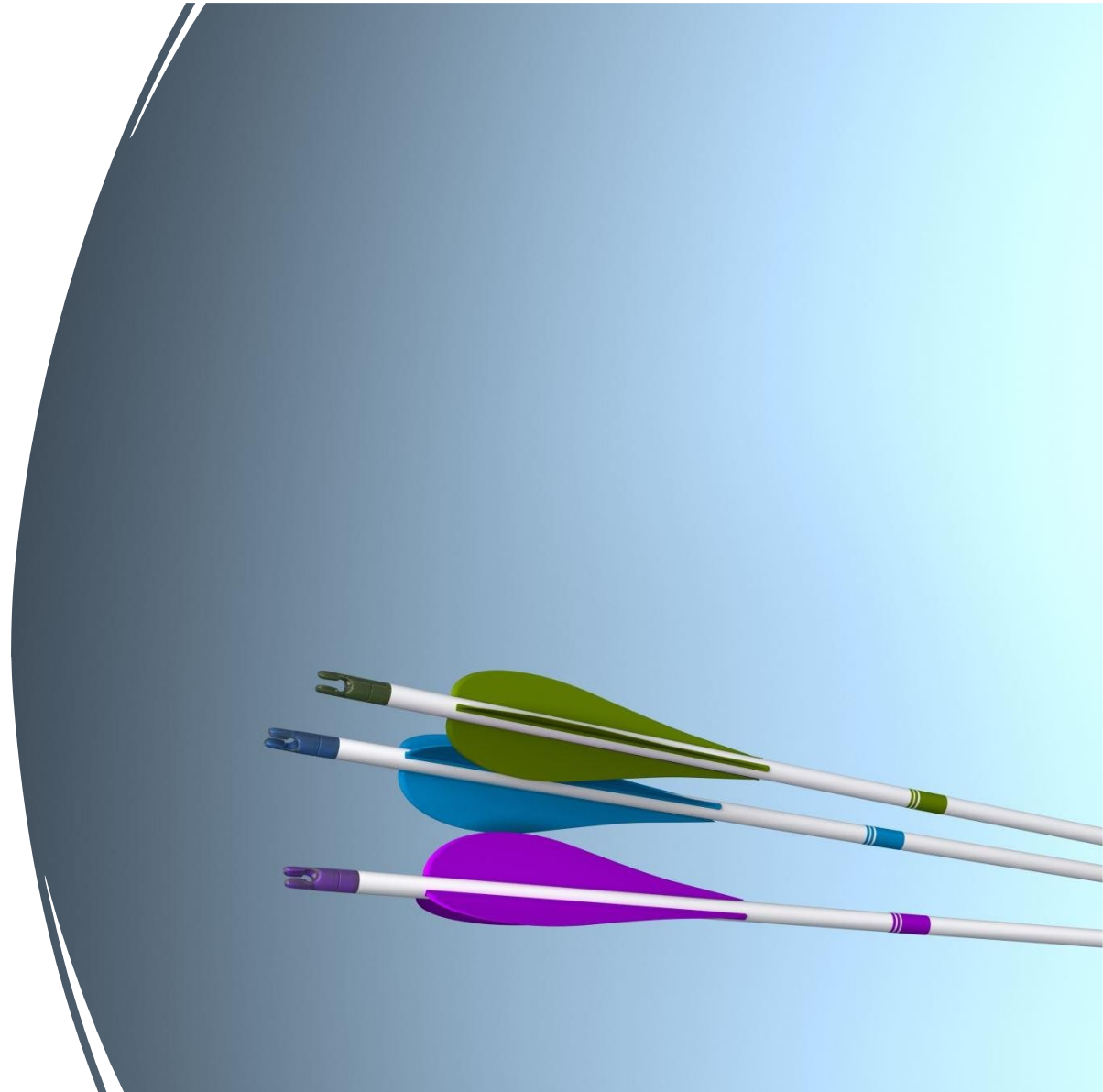
Parking Lot Items For Further Discussion

- The creation of gathering nodes/destinations **
- Connectivity **
- Annexation Strategy
- MXD & Annexation financial analysis/modeling **
- Other users on the LINC (golf carts)
- Childcare zoning allowance
- Tree replacement/conservation
- Consolidate plans/studies **
- Creating dedicated character areas **

** Denotes items briefly discussed with proposed language added to issues/opportunities or goals/policies.



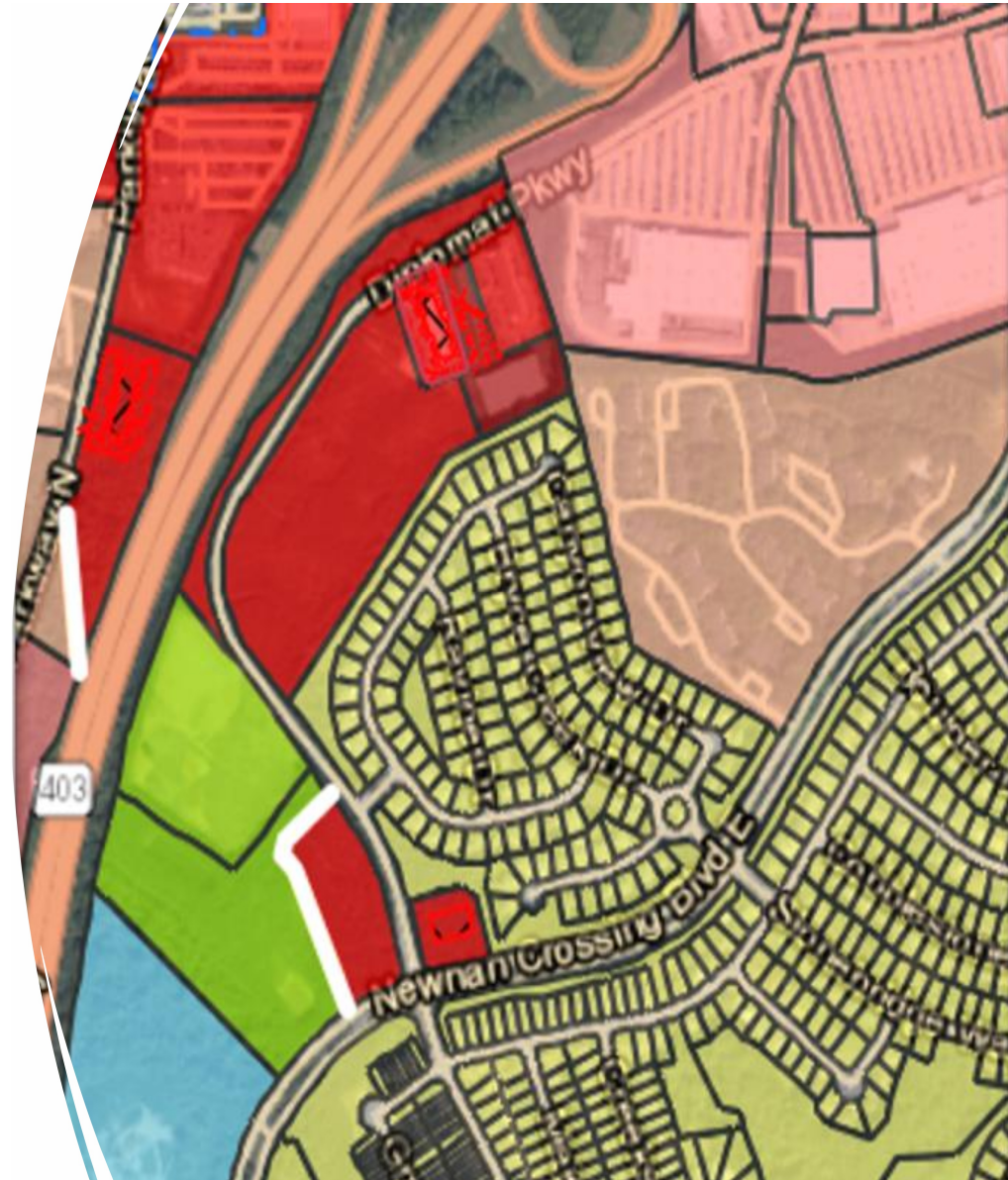
Draft Needs and Opportunities Amendments



Needs and Opportunities Proposed Changes

Land Use

- There is an ongoing need to **retain local character and charm** as Newnan continues to grow.
- **There is a need to create a consistent identity through the city's physical form, transportation, public spaces, and branding.**
- **Identify public land that could be used for additional greenspace efforts.**



Needs and Opportunities Proposed Changes

Transportation

- The City will increase transportation effectiveness through future improvements to Lower Fayetteville Road **and other mobility corridors.**



Needs and Opportunities Proposed Changes



Economic Development

- Efforts should be made to explore the commercial and greenspace potential **throughout the city**.
- **Encourage and promote programs and resources that provide family support services.**

Needs and Opportunities Proposed Changes

Capital Improvements

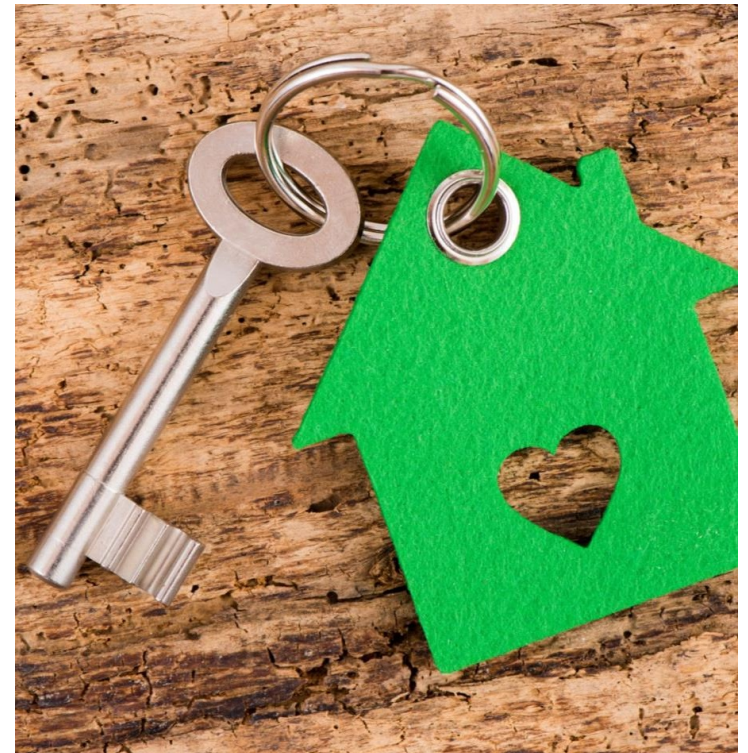
- Parking in downtown, including the identification of a possible parking deck, needs to be an ongoing priority.
- Identify future public service needs to accommodate growth.



Needs and Opportunities Proposed Changes

Housing

- Affordable housing opportunities should be identified and promoted through the Newnan Urban Redevelopment Agency (NURA) and other housing agencies.



Draft Goals & Policies Amendments



Goals & Policies Proposed Changes

Land Use

We will manage land use through active planning by:

- Considering surrounding areas when approving mixed-use developments
- Creating gathering nodes where people can meet, socialize, or access services that are connected by alternative modes of transportation
- Reviewing and merging existing plans/studies to create a cohesive plan for future growth
- Evaluating potential updates to the Zoning Ordinance including but not limited to the adoption of form-based codes, expanded by-right development approvals, reduced minimum lot sizes, required financial analysis/modeling for annexation and MXD requests, and potential neighborhood and small area plans.



A close-up, black and white photograph of a tire tread pattern, showing multiple parallel grooves and sipes. The image is partially obscured by a white curved shape on the right side.

Goals & Policies Proposed Changes

Transportation (Continued)

We will work to enhance overall transportation efforts by:

- Encouraging connectivity to address ongoing congestion issues



Goals & Policies Proposed Changes

Economic Development

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

- Considering the adoption of an overlay to address future development along Newnan Crossing Bypass
- Researching the feasibility of creating Tax Allocation Districts (TADs), Business Improvement Districts (BIDs), Community Improvement Districts (CIDs), and other economic development tools where appropriate

Goals & Policies

Proposed Changes

Capital Improvements

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

- Reviewing resources and needs and identifying potential funding opportunities



Thank You!!

