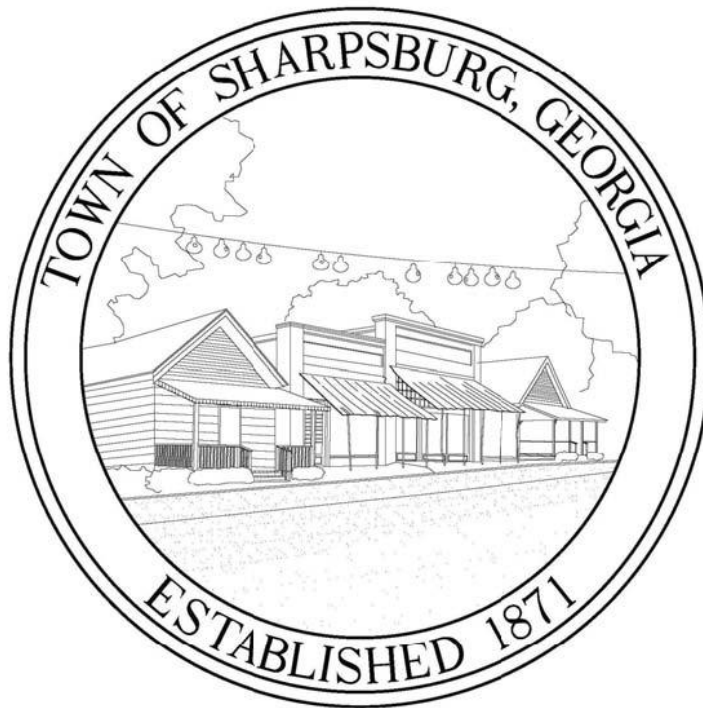


**2011 Amendments to the
Comprehensive Plan and
Capital Improvements Element
Town of Sharpsburg, Georgia**



FINAL DRAFT

October 2011

1 Introduction

This “Technical Addendum” was prepared following the guidelines of the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. It is an extension of the “Analysis of Supportive Data and Information” in the Community Assessment.

2 Population

This element presents an analysis of the current population characteristics and projections of future population growth. The information is a significant part of the foundation on which the plan is built. Evaluating historic population characteristics such as age, sex, race, and educational attainment statistics allows a community to see the changes that have occurred in its population over time and how it may change in the future.

This evaluation will provide an indicator as to what is likely to happen in the future if current trends continue, however; Sharpsburg’s leaders have an opportunity to affect those trends to achieve a desired outcome. Thus, this element will introduce a series of scenarios that differ from previous growth trends in order to explore opportunities for the growth and development of the town while enabling a high quality of life for existing and future residents.

2.1 Historic Population Growth

From 1980 to 1994 the population of Sharpsburg increased by 72%, from 194 to a 2004 estimated population of 329. The growth rate of Sharpsburg lags behind Coweta County and most of its incorporated cities and towns because of two factors; limited available land for development within the town limits and the lack of sewer infrastructure that would support higher residential densities.

The historic population growth of Sharpsburg compared to Georgia and Coweta County is indicated below:

Table 2.1: Historic Population Trends

	1980	1990	2000	2002	2004	2010
Georgia	5,463,105	6,478,216	8,229,820	8,449,130	8,670,510	9,687,653
Coweta County	39,478	53,853	89,215	97,885	105,376	127,317
Sharpsburg	194	224	316	332	329	341

Source: U.S. Bureau of the Census

2.2 Population Projections

Sharpsburg can have a profound impact on its future growth rate through infrastructure improvements, marketing, rezoning and annexation efforts. Several growth scenarios are projected in this report. The growth of Coweta County and some of her towns indicate that the demand for housing will support each of the scenarios. Below is a summary of each scenario. Regardless of which scenario is ultimately chosen by the town, each will significantly impact service and infrastructure demand. Table 2.2 shows the projections described below.

Scenario 1 - Trend Growth

Future trends can often be an extrapolation from historic statistics. Projecting growth then is simply an extension of the growth rate experienced by a community over time. As with any growth model, availability of land for development and economic factors can impact the trend. Between 1980 and 2005 the population of Sharpsburg grew by 72% or an average of 6 persons per year. Continuing that trend into the future means that by the year 2026 a total of 489 persons would live within the Town Limits.

Scenario 2 – Amended Infill development

Within the current limits of town, approximately 60 acres are currently vacant and additional 30 acres are somewhat underdeveloped. The town plan calls for these tracts to be developed with mixed residential, commercial, institutional and public uses. With the provision of a continued adequate water supply, future densities need to average about 2.5 units/acre in order to provide a wastewater management system for infill development. Marketing these areas for development would mean that by 2026 a population of 1,459 could be reached, as shown in Table 2.2.

Scenario 3 – Amended Annexation

Georgia law allows and regulates annexation of land by local municipalities. The Town Plan has identified a number of areas that may ultimately be annexed. There are approximately 400 acres of land near Sharpsburg that may be annexed over the planning period. At a density of 2.0 units per acre, an average household size of 2.5 persons per dwelling, this annexation could add an additional 2,000 persons to the population of Sharpsburg. The total 2026 population with this scenario would be about 3,459. This projection includes the infill growth of Scenario 2. The projections of Scenario 3 are highly dependant on the actions of the Town. If the Town annexes more than 400 acres, these projections will underestimate future growth. If the Town annexes less than 400 acres, this projection will overestimate future growth. An example of this scenario is the recent annexation of 109 acres by the Town in 2011. The proposed development includes 148 residential units, with an estimated impact of 370 persons at build out.

Table 2.2: Amended Population Projections of Scenarios

Year	Scenario 1	Scenario 2	Scenario 3
2005	339	339	339
2006	345	345	345
2007	351	351	351
2008	357	413	524
2009	361	449	671
2010	369	505	838
2015	399	811	1,589
2020	429	1,117	2,450
2025	459	1,392	3,281
2026	489	1,459	3,459

2005 and 2007 estimates are based on U.S. Census and new development permits issued in 2004-2006.

**Town of Sharpsburg
Short-Term Work Program Report of Accomplishments 2007-2011**

Community Facilities				
Project or Activity	Responsible Party	Status	Explanation for Postponed of Not Accomplished Activity	Notes:
Water System Improvements and Supply	Staff	Postponed	Town still searching for adequate supply	Item to be implemented in future STWP
(Establish) Water Department	Staff	Postponed	Town still searching for adequate supply	Item to be implemented in future STWP
Expansion of administration office space at existing Town Hall	Mayor and Town Council	Completed		
Acquire land for neighborhood park	Mayor, Town Council, and Staff	Completed		
New City Hall	Mayor and Town Council	Postponed	Town decided to renovate existing facility as a temporary solution.	Item to be implemented in future STWP

Economic Development				
Project or Activity	Responsible Party	Status	Explanation for Postponed of Not Accomplished Activity	Notes:
Adopt Zoning Ordinance Revisions and Development Ordinances	Staff	Completed		Item will be continued on new STWP
Implement Town Plan and monitor development trends in accordance with established policies.	Mayor, Town Council and Staff	Underway		Item will be continued on new STWP
Participate in local economic development agency programs.	Mayor, Town Council and Staff	Underway		Item will be continued on new STWP

Promote Sharpsburg with an aggressive marketing approach through the Chamber of Commerce	Mayor, Town Council and Staff	Underway		Item will be continued on new STWP
Research and prepare and adopt alternative revenue strategies.	Mayor, Town Council and Staff	Underway		Item will be continued on new STWP
Utilize Coweta County Visitors Bureau and others to contact media and arrange tours.	Staff	Underway		Item will be continued on new STWP
Prepare an Economic Development Strategy that includes retaining professional planning consultation.	Mayor, Town Council and Staff	Partially completed	Professional planning consultation secured.	Item to be implemented in future STWP
Establish the Better Home Town program office	Mayor, Town Council and Staff	Postponed	Lack of funding due to other budget priorities	Item to be implemented in future STWP
Install Town Lighting	Mayor and Town Council	Postponed	Other transportation projects took precedence	Item to be implemented in future STWP

Housing				
Project or Activity	Responsible Party	Status	Explanation for Postponed of Not Accomplished Activity	Notes:
Develop strategies for infill development	Mayor, Town Council and Staff	Completed		Strategy dependent upon sewer in the community.

Land Use				
Project or Activity	Responsible Party	Status	Explanation for Postponed or Not Accomplished Activity	Notes:
Work with new developers on design plans for new annexation areas.	Mayor, Town Council and Staff	Completed		109 acres annexed in 2011; Town to continue activity in new STWP

Natural and Cultural Resources				
Project or Activity	Responsible Party	Status	Explanation for Postponed or Not Accomplished Activity	Notes:
Drainage Improvements in Asphalt Company Parking Lot and Terrentine/Church Street ditch reconstruction	Mayor, Town Council	Completed		
Multi-use Trails	Mayor and Council	Ongoing	Trails to be installed as development occurs	To be included in new STWP
Focus on specific issues such as water and sewer expansion in cooperation with adjacent local governments and state agencies where feasible.	Mayor, Town Council and Staff	Ongoing		To be included in new STWP
Develop citizen recycling education programs.	Mayor, Town Council and Staff	Postponed	Budgetary constraints	To be included in new STWP
Expand Library holdings to maintain adopted level of service	Staff	Ongoing		To be included in new STWP

Transportation				
Project or Activity	Responsible Party	Status	Explanation for Postponed of Not Accomplished Activity	Notes:
Provide sidewalks along Main Street and Terrentine Street	Mayor and Town Council	Postponed	Budgetary constraints; Other transportation projects took precedence	To be included in new STWP
Form a collaborative venture with Coweta County and its municipalities to work jointly on strategies to reduce air pollution and improve air quality.	Mayor, Town Council and Staff	Postponed	Other regional issues took precedence.	To be included in new STWP
Install Traffic Calming Measures	Mayor, Town Council and Staff	Postponed	Budgetary constraints; Other transportation projects took precedence	To be included in new STWP

Town of Sharpsburg 2012 2016 Short-Term Work Program

Community Facilities				
Project or Activity	Responsible Party	Cost Estimate	Funding Source	Year
Water System Improvements and Supply	Staff	\$2,200,000	GEFA, Private Source, & Bonds	2011-2013
Water Department	Staff	\$110,000	Enterprise Fund, GEFA, Revenue Bonds	2011-2013
New City Hall	Mayor and Town Council	\$330,000	General Fund, SPLOST, & Private Source	2016

Economic Development				
Project or Activity	Responsible Party	Cost Estimate	Funding Source	Year
Adopt Zoning Ordinance Revisions and Development Ordinances	Mayor, Town Council	\$11,000	staff hours	2011-2016
Implement Town Plan and monitor development trends in accordance with established policies.	Mayor, Town Council and Staff	\$16,000	staff hours	2011-2016
Participate in local economic development agency programs.	Mayor, Town Council and Staff	\$0	Undetermined	2011-2016
Promote Sharpsburg with an aggressive marketing approach through the Chamber of Commerce	Mayor, Town Council and Staff	\$1100	General Fund	2011-2013
Research and prepare and adopt alternative revenue strategies.	Mayor, Town Council and Staff	\$0	n/a	2011-2016
Utilize Coweta County Visitors Bureau and others to contact media and arrange tours.	Staff	\$0	n/a	2011-2014

Economic Development				
Project or Activity	Responsible Party	Cost Estimate	Funding Source	Year
Prepare an Economic Development Strategy that includes retaining professional planning consultation.	Mayor, Town Council and Staff	\$1100	General Fund	2009
Establish the Better Home Town program office	Mayor, Town Council and Staff	\$55,000	General Fund	2016
Install Town Lighting	Mayor and Town Council	\$55,000	TE Program	2014

Housing				
Project or Activity	Responsible Party	Cost Estimate	Funding Source	Year
Develop strategies for infill development	Mayor, Town Council and Staff	\$0	n/a	2011-2016
Address dilapidated structures for threat to public safety	Mayor, Town Council and Staff	\$0	n/a	2011-2016

Land Use				
Project or Activity	Responsible Party	Cost Estimate	Funding Source	Year
Work with new developers on design plans for new annexation areas.	Mayor and Town Council	Undetermined	General Fund	2011-2016

Natural and Cultural Resources

Project or Activity	Responsible Party	Cost Estimate	Funding Source	Year
Multi-use Trails	Mayor and Council	\$5,2316,000	SPLOST, Impact Fees, General Fund	2011 - Ongoing
Focus on specific issues such as water and sewer expansion in cooperation with adjacent local governments and state agencies where feasible.	Mayor, Town Council and Staff	\$44,000	staff hours	2011-Ongoing
Develop citizen recycling education programs.	Mayor, Town Council and Staff	Undetermined	State Agencies	2012-2013
Expand Library holdings to maintain adopted level of service	Staff	\$55,000	Impact Fees	2013 - Ongoing

Transportation

Project or Activity	Responsible Party	Cost Estimate	Funding Source	Year
Provide sidewalks along Main Street and Terrentine Street	Mayor and Town Council	\$454,500	Impact Fees, General Fund, & SPLOST	2011-2016
Form a collaborative venture with Coweta County and its municipalities to work jointly on strategies to reduce air pollution and improve air quality.	Mayor, Town Council and Staff	\$0	n/a	2011-2021
Install Traffic Calming Measures	Mayor, Town Council and Staff	\$40,000	Impact Fees	2013-2016

Capital Improvements Element

The following replaces the projection of needs for the 2007 Amendments to the Capital Improvements Element.

Projection of Needs

The "Projection of Needs" forms the basis for determining public facilities for the Town of Sharpsburg. The process includes an analysis of their existing population, employment, community facilities, and level of service; and then projecting future needs based on the anticipated population and employment growth. The "Projection of Needs" utilizes the guidelines described in "Planners Estimating Guide – Projecting Land-Use and Facility Needs" by Arthur C. Nelson. The calculations have been adjusted for the Town of Sharpsburg.

Functional Population

Table 1 provides the population and employment projections for the Town of Sharpsburg. These figures are adjusted to reflect functional population. Functional population is used to determine public facility needs. The 24/7 Functional Population is generally used for public safety and general government facilities. The Daytime Functional Population is generally used for Parks and Recreation, Libraries, Community Centers and Recreational Centers.

Table 1: Projection of Functional Population

	2010			2026		
	Total	24/7 Functional Population	Daytime Functional Population	Total	24/7 Functional Population	Daytime Functional Population
Persons	341	219	164	3,459	2,318	1,729
Employment	80	34	69	160	86	173
Total		253	233		2,404	1,902

The projection of households is a function of average household size. Sharpsburg has experienced a steady decline of the average household size over the past few decades. This is due to smaller families and a greater percentage of single person households. However, it is assumed that this trend has bottomed out and household size will remain at about 2.5 persons for the planning horizon. Table 2 depicts the households and employment projected for 2026.

Table 2: Projection of Households and Employment

	2010	2026
Households	127	1,384
Persons per Household	2.5	2.5
Employment	80	160
Non-Residential Square Feet	60,000	120,000

Facility Needs

As discussed previously, the 24/7 Functional Population is used to determine general government facilities. A projection of need is not performed for Public Safety facilities since Coweta County provides this service to Sharpsburg’s residents. The general government need is calculated in Table 3. Sharpsburg only has a single building for all its government functions. The building and land are prorated based on how it is currently utilized. *Note – 275 square feet was added to the Community Center in 2011.*

Table 3: General Government Needs

General Government Facilities Needed	Existing 2010	Needed 2026
24/7 Functional Population	253	2,404
<i>Buildings</i>		
Facility Sq. Ft.	1,275	
Sq. Ft. Per Functional Population	4.07	
Adopted Facility Sq. Ft. Per Functional Population	0.90	
Facility Sq. Ft. Needed to Meet LOS	228	2,164
Additional Facility Sq. Ft. Needed to Meet LOS	0	889
<i>Land Area</i>		
Land Area Acres	0.21	
Land Area Sq. Ft.	9,148	
Land Area Sq. Ft. Per Functional Population	36.15	
Adopted Land Area Sq. Ft. Per Functional Population	3.50	
Gross Land Adjustment Factor	25%	
Gross Land Needed	4.38	
Land Area Sq. Ft. Needed to Meet LOS	1,108	10,518
Land Area Acres Needed to Meet LOS	0.02	0.24
Additional Land Area Sq. Ft. Needed to Meet LOS	0	1,370
Additional Acres Needed to Meet LOS	0.00	0.03

Community Centers, Recreational Centers, Libraries and Parks use the Daytime Functional Population to determine facility needs. Tables 4 through 7 provide the calculations for each of these facility categories.

Table 4: Community Center Needs

Community Center Facilities Needed	Existing 2010	Needed 2026
Daytime Functional Population	233	1,902
<i>Buildings</i>		
Facility Sq. Ft.	1,420	
Sq. Ft. Per Functional Population	6.09	
Adopted Facility Sq. Ft. Per Functional Population	0.75	
Facility Sq. Ft. Needed to Meet LOS	170	1,427
Additional Facility Sq. Ft. Needed to Meet LOS	0	7
<i>Land Area</i>		
Land Area Acres	0.21	
Land Area Sq. Ft.	9,148	
Land Area Sq. Ft. Per Functional Population	39.26	
Adopted Land Area Sq. Ft. Per Functional Population	4.00	
Gross Land Adjustment Factor	25%	
Gross Land Needed	5.00	
Land Area Sq. Ft. Needed to Meet LOS	1,165	9,510
Land Area Acres Needed to Meet LOS	0.03	0.22
Additional Land Area Sq. Ft. Needed to Meet LOS	0	362
Additional Acres Needed to Meet LOS	0.00	0.01

Table 5: Recreational Center Needs

Recreational Center Facilities Needed	Existing 2010	Needed 2026
Daytime Functional Population	233	1,902
<i>Buildings</i>		
Facility Sq. Ft.	1,420	
Sq. Ft. Per Functional Population	6.09	
Adopted Facility Sq. Ft. Per Functional Population	0.55	
Facility Sq. Ft. Needed to Meet LOS	125	1,046
Additional Facility Sq. Ft. Needed to Meet LOS	0	(374)
<i>Land Area</i>		
Land Area Acres	0.21	
Land Area Sq. Ft.	9,148	
Land Area Sq. Ft. Per Functional Population	39.26	
Adopted Land Area Sq. Ft. Per Functional Population	2.40	
Gross Land Adjustment Factor	25%	
Gross Land Needed	3.00	
Land Area Sq. Ft. Needed to Meet LOS	699	5,706
Land Area Acres Needed to Meet LOS	0.02	0.13
Additional Land Area Sq. Ft. Needed to Meet LOS	0	(3,442)
Additional Acres Needed to Meet LOS	0.00	(0.08)

Table 6: Library Needs

<i>Library Facility Needs</i>	Existing 2010	Needed 2026
Daytime Functional Population	233	1,902
<i>Volumes</i>		
Volumes	2,500	
LOS Per Functional Population	11.01	
Adopted LOS Per Functional Population	2.00	
Volumes Needed to Meet LOS	454	3,804
Additional Volumes Needed to Meet LOS	0	1,304
<i>Buildings</i>		
Facility Sq. Ft.	708	
Sq. Ft. Per Functional Population	3.03	
Adopted Facility Sq. Ft. Per Functional Population	0.60	
Facility Sq. Ft. Needed to Meet LOS	140	1,141
Additional Facility Sq. Ft. Needed to Meet LOS	0	433
<i>Land Area</i>		
Land Area Acres	0.13	
Land Area Sq. Ft.	5,445	
Land Area Sq. Ft. Per Functional Population	23.36	
Adopted Land Area Sq. Ft. Per Functional Population	2.00	
Gross Land Adjustment Factor	25%	
Gross Land Needed	2.50	
Land Area Sq. Ft. Needed to Meet LOS	583	4,755
Land Area Acres Needed to Meet LOS	0.01	0.11
Additional Land Area Sq. Ft. Needed to Meet LOS	0	(690)
Additional Acres Needed to Meet LOS	0.00	(0.02)

Table 7: Park Needs

Park Facility Needs	Existing 2010	Needed 2026
Daytime Functional Population	233	1,902
<i>Neighborhood Park</i>		
Existing Land Acreage	0.62	
Land Area Acreage Per 1000 Functional Population	2.66	
Adopted Land Area Acreage Per 1000 Functional Population	1.25	
	0.29	2.38
Gross Land Adjustment Factor	20%	20%
Gross Land Needed (ac)	0.35	2.85
Additional Acres Needed to Meet LOS	0	2.23
<i>Community Park</i>		
Existing Land Acreage	0.65	
Land Area Acreage Per 1000 Functional Population	2.78	
Adopted Land Area Acreage Per 1000 Functional Population	5.50	
	1.28	10.46
Gross Land Adjustment Factor	25%	25%
Gross Land Needed	1.60	13.08
Additional Acres Needed to Meet LOS	0.95	12.43

Table 8: Summary of Facility Needs

Facility	New Space (Sq Ft)	New Land (Acreage)	Books
General Government	889	0.03	
Community Center	7	0.01	
Recreational Center	(374)	(0.08)	
Parks		14.66	
Library	433	(0.02)	1,304
Total	2,177	14.6	1,304

Special Considerations

There are some public facility needs that are estimated differently from using functional population projections. These include computer transportation system improvements, multi-use recreational trails, water and wastewater, and public works storage. They are discussed in detail below.

The transportation system was described in detail earlier in the Comprehensive Plan. Since Coweta County falls within the non-attainment zone for air quality standards, there are restrictions on how transportation projects are implemented. In an effort to reduce air pollution, the Town of Sharpsburg is pursuing a government grant to perform an interconnected multimodal transportation study. It is desired that the study show how multiple modes can be incorporated within the transportation system to offer a variety of efficient ways of travel.

The road system is currently functioning adequately except for an intersection at State Route 154 at Terrentine Street. This intersection will need to be upgraded to serve both existing travelers and planned growth. Since this is a state route, they will be funded primarily by the Georgia Department of Transportation, however, the projects are associated with a regional transportation plan and remaining funding needs will be provided by Coweta County¹.

Assuming an average of 50 trips per 1000 square feet for non-residential and 9 trips per residential unit provides the following projected trips. These assumptions are based on the Institute of Transportation Engineers Trip Generation Manual.

Table 9: System-Wide Vehicle Trip Projections

Trips	2004	2026	New Trips	Percent of Total
Residential	1,170	12,452	11,282	79%
Non-Residential	3,000	6,000	3,000	21%
Total	4,170	18,452	14,282	100%

Main Street and Terrentine Street serve the downtown area; they have a typical rural road profile with no curb & gutter nor sidewalks and they adequately serve a community of 300 plus persons. The annual average daily traffic is below 250 vehicles per day. Pedestrians walk within the travel way, sharing the road with vehicles.

In order to meet the new roadway demands that will occur from new growth as well as the safety issues of added vehicles and pedestrians in close proximity, these streets will need to be upgraded to include sidewalks and traffic calming measures². Table 10 provides street classes based on volume.

¹ Impact fees for roads are discussed in the original document, please note that road impact fees are only calculated on local road improvements.

² The sidewalks will allow for higher capacities allowing the road facility to operate as a collector, the traffic calming measures will help reduce speed and discourage cut-through traffic to help maintain the road at a collector status.

The estimated traffic in 2026 for these roads will be in the 900 to 1,800 on an average day³, requiring an upgrade of these streets to a collector. The road is adequate for the community at existing volumes, new growth will force an upgrade of the facilities within the planning time horizon.

Additionally, Stovall Street is currently a gravel road with less than 50 vehicles per day use. Anticipated growth on this street will require an upgrade of the facility to be a paved access street. Stovall Street will be paved by 2012.

Table 10: Street Classifications by Road Volume⁴

Class	Usual Daily Traffic
Gravel Road	0 - 50
Access Street	0 - 250
Sub-Collector	250 - 1,000
Collector	1,000 - 3,000

During the public involvement portion of the Comprehensive Plan development, the community indicated the desire to have a multi-use recreational trail system similar to that of Peachtree City. This facility would allow for pedestrian, bicycle, and golf carts and would link the surrounding neighborhoods to the downtown area, community parks and other major attractors. A target Level of Service of 6 feet per daytime residential population will require a trail length of 12,000 feet by 2026. Since this satisfies a park & recreation need, the land area provided will be used to address capacity needs.

An engineering report by G. Ben Turnipseed Engineers, Inc dated July 2004 provides for proposed water system improvements for the Town of Sharpsburg. The projects are listed within this CIE. The discussion on projection of needs is available within the cited report.

Currently, the Town of Sharpsburg has minimal storage facilities. As the town expands, additional equipment for maintaining new facilities will be required.

³ It is assumed between 5% and 10% of new trips will occur in the downtown area.

⁴ Residential Streets 2nd Edition by American Society of Civil Engineers, National Association of Home Builders and the ULI – Urban Land Institute 1990 except for Gravel road data which is from guidelines provided by the Kentucky Transportation Center.

Table 11: Project Listing

Start Year	Project Description	Projects Grouping	Planning Cost Estimates	Capacity Added For New Development	Percent of Total Cost Attributable to New Development
2007	Interconnected Alternative Transportation System Study	Transportation	10,000	Completed	
2012	Asphalt Company Parking Lot Improvements	Drainage	17,000		
2013	Multi-use Recreational Trails (Total 18,000 feet 8.2 acres)	Recreational	4,756,000	15,849 linear feet of trail 7.2 acres	88%
2008	TE for Main St and Terrentine St	Transportation	350,000	Completed/Reapply	
2009	Terrentine/Church Street Ditch Reconstruction	Drainage	16,000	Completed	
2012	Neighborhood Park	Recreational	100,000		
2012	Pave Stovall Street	Transportation	50,000	Access Road Classification	100%
2013	Library Volumes	Community Facility	50,000	3,670 volumes	100%
2012	Alternative water supply	Water	2,000,000		
2012	Water Department	Water	100,000		
2011	Downtown Parking	Transportation	100,000	Completed/Ongoing	
2012	Administration Offices (Expansion at existing Town Hall)	Community Facility	50,000	Completed	
2016	Better Home Town Office	Cultural	50,000		
2013	Town Lighting	Economic	50,000		
2013	Community Park (Total 8.5 acres)	Recreational	200,000	7,48 acres	88%
2012	Park Amenities	Recreational	200,000	Ball Fields, Benches, Restrooms, Open Space	88%
2013	Main Street add sidewalks	Transportation	50,000	Collector Road Classification	100%
2013	Traffic Calming Measures	Transportation	40,000	Collector Road Classification	100%
2013	City Hall	Community Facility	250,000		
2013	Town Signage	Economic	110,000		
2015	Holiday Lighting/Decorations	Cultural	100,000		
2017	Terrentine Street add sidewalks	Transportation	400,000	Collector Road Classification	100%
2020	Town Square Civic Center	Community Facility	1,000,000		
	Total		10,049,000		

The following table provides the amended project schedule and funding sources. Please note that though impact fees collected will be reduced over the planning period the cost per house and/or per square foot of non-residential for each unit of capacity has remain the same. No changes are required for the impact fee schedule and calculations.

Table 22: Project Schedule and Funding Sources

Project Description	Projects Grouping	Total Score	Total Cost	General Fund/ SPLOST	Enterprise Fund	Impact Fees/ Connection Fees	Grants/Others	Year
TE for Main St and Terrentine St	Transportation	14.50	50,000	50,000	0	0		2012
Asphalt Company Parking Lot Improvements	Drainage	13.50	17,000	17,000	0	0		2008
MUTS Priority 1 (Design/Land Acquisition)	Recreational	12.75	120,000	20,000	0	0	100,000	2012
Neighborhood Park	Recreational	11.00	100,000	100,000	0	0		2012
On Site Wastewater	Wastewater	15.25	-	0	0	0		2012
Pave Stoval Street	Transportation		50,000	50,000	0	0		2012
MUTS Priority 1 (Design/Land Acquisition)	Recreational	12.75	360,000	40,000	0	20,000	300,000	2013
Alternative water supply	Water	15.75	2,000,000	0	2,000,000	0		2012
Library Volumes	Community Facility	11.50	50,000	0	0	50,000		2013
Water Department	Water	15.25	100,000	0	100,000	0		2012
MUTS Priority 1 Construction	Recreational	12.75	360,000	40,000	0	20,000	300,000	2013
Downtown Parking	Transportation		100,000	100,000	0	0		2012
MUTS Priority 1 Construction	Recreational	12.75	360,000	40,000	0	20,000	300,000	2011
Better Home Town Office	Cultural	12.75	50,000	50,000	0	0		2016
Town Lighting	Economic	13.25	50,000	50,000	0	0		2013

Project Description	Projects Grouping	Total Score	Total Cost	General Fund/ SPLOST	Enterprise Fund	Impact Fees/ Connection Fees	Grants/Others	Year
Main Street add sidewalks	Transportation	15.75	50,000	10,000	0	0	40,000	2013
Traffic Calming Measures	Transportation	14.00	40,000	10,000	0	0	30,000	2013
Community Park	Recreational	12.00	200,000	190,000	0	10,000		2013
Park Amenities	Recreational	12.00	200,000	190,000	0	10,000		2012
MUTS Priority 1 Construction	Recreational	12.75	600,000	70,000	0	30,000	500,000	2015
Town Signage	Economic	9.75	110,000	110,000	0	0		2013
City Hall	Community Facility	9.00	250,000	250,000	0	0		2015
MUTS Priority 2 (Design/Land Acquisition)	Recreational	12.75	300,000	30,000	0	20,000	250,000	2015
MUTS Priority 2 (Design/Land Acquisition)	Recreational	12.75	300,000	30,000	0	20,000	250,000	2016
Holiday Lighting/Decorations	Cultural	12.75	100,000	100,000	0	0		2015
MUTS Priority 2 Construction	Recreational	12.75	300,000	30,000	0	20,000	250,000	2017
MUTS Priority 2 Construction	Recreational	12.75	300,000	30,000	0	20,000	250,000	2017
MUTS Priority 2 Construction	Recreational	12.75	300,000	30,000	0	20,000	250,000	2018
MUTS Priority 3 (Design/Land Acquisition)	Recreational	12.75	120,000	0	0	20,000	100,000	2019
Terrentine Street add sidewalks	Transportation	15.75	50,000	0	0	50,000		2019
MUTS Priority 3 (Design/Land Acquisition)	Recreational	12.75	120,000	0	0	20,000	100,000	2020
Town Square Civic Center	Community Facility	9.25	1,000,000	1,000,000	0	0		2020
MUTS Priority 3 Construction	Recreational	12.75	120,000	0	0	20,000	100,000	2021
MUTS Priority 3 Construction	Recreational	12.75	120,000	0	0	20,000	100,000	2022
MUTS Priority 3 Construction	Recreational	12.75	120,000	0	0	20,000	100,000	2023

Project Description	Projects Grouping	Total Score	Total Cost	General Fund/ SPLOST	Enterprise Fund	Impact Fees/ Connection Fees	Grants/Others	Year
MUTS Priority 4 (Design/Land Acquisition)	Recreational	12.75	280,000	40,000	0	40,000	200,000	2024
MUTS Priority 4 Construction	Recreational	12.75	576,000	80,000	0	80,000	416,000	2025

COUNTY OF COWETA
STATE OF GEORGIA

RESOLUTION OF THE MAYOR
AND TOWN COUNCIL OF THE TOWN OF SHARPSBURG

PREAMBLE AND FINDINGS

WHEREAS, the Town of Sharpsburg has developed an updated five year Short Term Work Program in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989; and

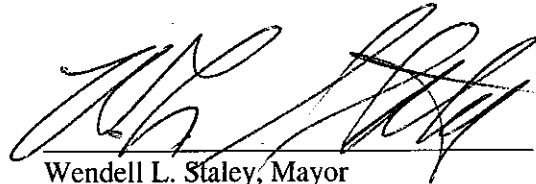
WHEREAS, the updated Short Term Work Program has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

WHEREAS, the public had the opportunity for input into the Short Term Work Program in a public hearing held on the 22nd day of August, 2011.

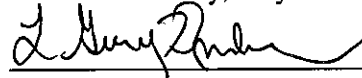
NOW THEREFORE BE IT RESOLVED, that the Mayor and Town Council shall officially adopt the updated Short Term Work Program for the five year period of 2011-2015.

SO, RESOLVED this the 24th of October, 2011, at the Town of Sharpsburg, Coweta County, Georgia.

APPROVED BY:



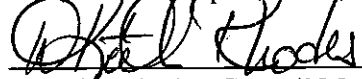
Wendell L. Staley, Mayor



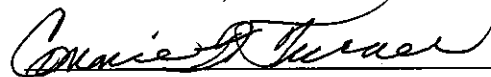
L. Gordy Anderson, Council Member

Absent


Celene D. Dayenport, Council Member



D. Keith Rhodes, Council Member



Connie F. Turner, Council Member



Donna M. Camp, Town Clerk/Finance Officer