

City of Covington Comprehensive Plan

2018 Update



Developed by the Planning & Government Services Division of the Northeast Georgia Regional Commission

Acknowledgements

Steering Committee

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Chapter I

Introduction & Overview

Purpose

This comprehensive plan serves as a decision-making guide for local government officials and community leaders. Based on input from the public and a steering committee, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key elements.

Process

The comprehensive plan process follows the rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective 3/1/2014.

Public Involvement

Public Input & Steering Committee

The planning process began with a public hearing, and was followed by a series of community input sessions during which the public and a local steering committee were invited to discuss local trends and aspirations. An online questionnaire provided additional feedback opportunities, as did the availability of steering committee members to take questions and comments throughout the process (as presented at the first public hearing). A final public hearing was held before submittal of the plan to the DCA for review.

NEGRC's Role

The Northeast Georgia Regional Commission's (NEGRC) Planning & Government Services Division oversaw the development of this plan, including facilitating public and steering committee meetings.



Floyd St.

Chapter 2

Needs & Opportunities

The following list of needs and opportunities results from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the first input meeting, with both steering committee and public present, as well as professional analysis of relevant data and results of the online questionnaire.

**Italicized entries indicate high priorities (with STWP project number in parentheses)*



Legion Park

Population

Over the next five years, Newton County's population growth is projected to remain steady with an additional 5% increase expected by 2021; the City of Covington's population is projected to grow at a rate nearly twice that of the county, with a 9.2% increase expected over the next five years (Esri BAO). This growth will require careful planning.

The city became a majority-minority population between 2000 and 2010. Today, 58.3% of Covington residents identify as nonwhite (Esri BAO). The most recent estimate from the US Census Bureau identifies 25.1% of the Covington population living below the poverty line. This is significantly higher than both Newton County's and the state of Georgia's poverty rates, which were last estimated to be 17.1% and 18.3%, respectively (US Census Bureau, 2014 American Community Survey). *Stakeholders cite socioeconomic and geographic disparity as focal points for improvement, whether delineated as East/West, Black/White, or Rich/Poor. One stakeholder noted that, while it is clear that improvements need to be made, "we don't really know what the problem is." Other comments suggested a lack of understanding or acknowledgement that poverty exists in the community and that "cultural segregation" is a threat to Covington. A cultural affairs committee or similar group is recommended. (1)*

The median age of both Covington and the County has remained around 35 years old, with a fairly even mix of young, working age, and elderly residents (Esri BAO & US Census Bureau). Like most communities, Covington will see the need for improved programs and services for seniors as the Baby Boomers age. (2)

Despite stated needs, several input meeting attendees indicated that Covington has a strong sense of community, citizen involvement, and level of commitment among stakeholders; “people” and “small-town chemistry” were listed as strengths. A community outreach and volunteerism liaison should be considered. (3)

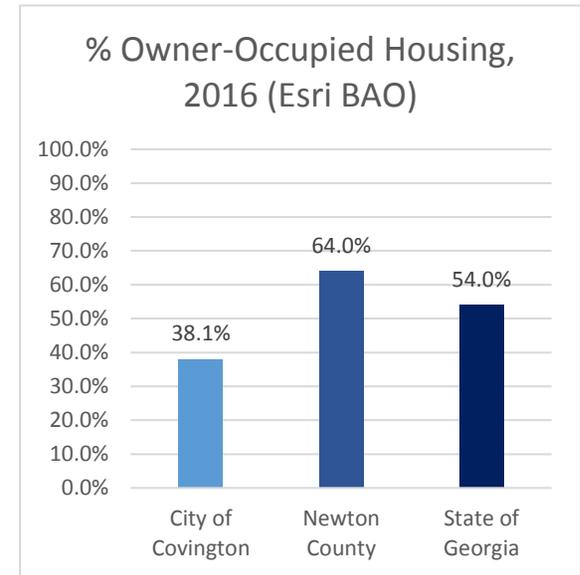
Stakeholder comments also referenced high obesity and adult inactivity rates, food deserts, and, generally, an unhealthy community. Recreation and public health professionals, as well as local nonprofits, should determine how best to address this concern. (4)

Community organizations and other nonprofits were listed as a strength, but stakeholders point to a lack of sufficient coordination among them and with the local government. (5)

Planning, Land Use, and Housing

The City of Covington has an estimated 44%/55% mix of owner-/renter-occupied housing units (Esri Business Analyst Online). This ratio contrasts greatly from Newton County’s 71%/29% owner/renter-occupied housing mix. While a combination of owner-occupied and for-rent housing is important to support a diversity of lifestyles, Covington’s owner-occupied units make up 38.1% of the overall housing stock (including unoccupied units), which is proportionately low compared to Newton County and State numbers; over 14% of housing units in the city currently sit vacant (Esri BAO).

Covington’s low owner-occupancy, particularly in contrast with the surrounding County, should be of some concern. Further, stakeholder input indicates a general lack of satisfaction with the current state of housing in the community (blight and lack of higher-end options, for example). Upon completion of this comprehensive plan, it is recommended that the city develop a plan to examine the existing housing stock, potential barriers to local homeownership, ways to support current owner-occupants, and programs to encourage home-buying and home-improvements. (6)



The high number of renter-occupied units in the city suggests the potential availability of affordable housing options in the area, which can be an asset to maintaining a diverse local workforce. However, it is important that renter- and owner-occupied housing seamlessly coexist.

The city should consider improved code enforcement (a stakeholder-identified weakness) as a tool to discourage absentee landlords and noncompliant residents and eradicate blight. Active management companies and responsible landowners are crucial to residential neighborhoods. Additional homeowner association and neighborhood support efforts should also be considered. (7)

As referenced previously, quality planning is essential to meeting the challenges of a growing community. Meeting attendees note that, while “forward-thinking, visionary planners” are a strength, a weak zoning code leaves room for improvement and not enough citizens understand the importance of planning. Creating a citizens planning academy and considering an update to the zoning code is recommended. (8, 9)

Along those lines, stakeholders also indicated that the 2005 Livable Centers Initiative (LCI) study does not go far enough in providing planning measures to ensure that the design and “feel” of US 278 match the downtown square area. Adjustments to the LCI regarding street trees, setbacks, parking requirements (especially front vs. rear/side), pedestrian friendliness, design and engineering (described as “dated”), and other areas are recommended. The recently-created community improvement district (CID) is likely to be a source of positive change, regarding the LCI study and for the corridor itself; stakeholders recommended extending the CID boundary to the I-20 interchanges that frame the corridor. (10, 11)

Transportation

With an interstate highway, major freight rail access, and a well-maintained local road network, Covington’s automobile and commercial transportation infrastructure appears to suffer only from congestion issues typical of urbanized areas. Specific areas of congestion noted by stakeholders include the downtown historic square and the US 278 corridor. (12)

Room for improvement in the transportation system exists predominantly in the areas of bicycling, walking, and public transportation. A countywide trails group, Newton Trails, has begun

work on the Cricket Frog Trail, a multi-use “rail-trail” conversion of an abandoned railroad to complement the existing Eastside Trail. Extending this trail system with a connective network of sidewalks and on-street bicycling facilities is expected to decrease congestion, improve air quality, provide spaces for healthy transportation and recreation, and spur private investment and redevelopment. Likewise, a public transportation system should be considered, either as an individual undertaking or as a joint venture with other local governments. (13, 14, 15)

Natural and Cultural Resources

While stakeholders referenced natural resources as a strength, opportunities to increase open space and protect undeveloped land were also identified. A greenspace acquisition program would provide a mechanism to achieve this. (16)

Growth and development issues often pose problems for neighborhoods, especially older ones; stakeholders listed this as a threat. While the city has an historic preservation commission, increased protections on traditional neighborhoods and districts should be considered. (17)

Community Facilities and Services

Covington being a full-service city, its facilities and programs were consistently listed as strengths by meeting attendees. Specifically, the airport, public utilities, and public safety (internationally certified) were mentioned. Parks and recreation services were the only weaknesses in this category noted by stakeholders; a needs analysis and strategic plan would assist in identifying and acting on room for improvement.

Stakeholders also indicate that the city can be slow to act on projects, sometimes due to budgetary limitations. The “Lighter, Quicker, Cheaper” approach espoused by the Project for Public Spaces could be beneficial here. (18, 19)

Intergovernmental Coordination

To achieve the stated goal of a world-class educational system, the city must work with Newton County Schools, Georgia Piedmont Technical College, and other local groups (nonprofits, business associations, etc.). A suitable first step would be to appoint a working group. (20)

A lack of coordination with neighboring communities and their plans was listed as a threat by meeting attendees (crime and budgetary issues in Newton County were specifically noted). The Newton County Tomorrow nonprofit could provide a suitable response, and continued participation is recommended.

Economic Development

The City of Covington has an estimated 6.6% unemployment rate, about the same as Newton County (Esri BAO). This rate is 1.3% higher than the State of Georgia and 2% greater than the national average (US Bureau of Labor Statistics). The city has already identified the need for economic development programs that address unemployment and underemployment, and should designate a committee and/or commission a study on how to do so. (21)

¹ “College Degree” refers to a 2-year Associates Degree or higher

Over 14,500 workers are employed within the City of Covington; however, five of every six Covington residents commute to work outside of the city (US Census Bureau, On the Map). With the resident workforce filling less than 7% of local jobs, the city should assess incongruities in employer needs and local workforce skills in the form of a simple report and a list of recommendations. (22)

Only 23% of the Covington population age 25 and over has obtained a college degree¹, 12% less than the state average; there is likely a need for specialized training that caters to existing and anticipated employer needs, especially at nearby Stanton Springs. In addition, the outside businesses that currently employ over 80% of Covington’s residents should be recruited to expand or relocate within the city (US Census Bureau, 2015 ACS).

Stakeholders wish to attract and/or retain younger residents; marketing, public services and facilities, and increasing the availability of retail/dining establishments can help realize this desire. (23)

Strengths, as identified by meeting attendees and questionnaire respondents, include proximity to Atlanta and a burgeoning entertainment and tourism industry (both of which have limited adverse impacts as compared to more traditional economic development).



Downtown Covington

Chapter 3

Vision

Covington is a diverse, fun, and safe city for residents and visitors of all ages, abilities, and incomes. Complete streets and trails connect neighborhoods, schools, and shopping districts; quality housing and good jobs are available to everyone; and growth and redevelopment enhance the community through smart planning.

Thematic Focal Areas

Through its stakeholder involvement process, the community has identified the following overarching themes upon which the majority of this plan is based:

1. Stakeholders cite that Covington has been divided on an implied East/West, Rich/Poor, and White/Black line. Causes and symptoms are difficult to separate, but implications manifest throughout the community: in education, government, income and demographics, transportation, parks and natural resources, housing, employment, etc. The city will provide space, time, and leadership in addressing this, both institutionally and societally, in hopes of eliminating the racial and economic segregation that has become prevalent over time.
2. City leadership and stakeholders have consistently indicated that attracting and retaining youth (families with children, young entrepreneurs, and “millennial” workforce members) will be vital to its success and sustainability.

Goals & Policies

1. Serve residents and attract newcomers and tourists by providing quality housing, recreation, education, shopping, employment, and transportation choices
2. Engage Newton County Schools and other community partners to create a world-class educational system
3. Develop a comprehensive system of paths, trails, and on-street facilities for safe, healthy walking and bicycling, gathering, and community development
4. Preserve natural and cultural resources by concentrating development in and around established areas
5. Promote the city to families, professionals, retirees, and others
6. Spur appropriate private development by focusing public investment to maximize consistency with stated planning priorities; utilize existing infrastructure where possible
7. Maximize the impact of the Covington airport in marketing and economic development efforts
8. Work with nearby communities to achieve the vision of this plan

Chapter 4

Land Use

These future land uses (FLU) correspond to the map that follows. While zoning regulations vary, FLU represents a standardized approach to envisioning and planning for desired scenarios. As such, inconsistencies between FLU and existing land use or zoning maps may arise because FLU presents a blueprint for what is to come.

Single-Family Residential (SFR)

Conventional residential subdivisions, as well as conservation subdivisions, with supportive recreational amenities and small-scale public/institutional uses. Lot sizes range from 15,000 to 51,000 square feet (sf) (less than 3 units per acre; 25,500 sf lots most common).

Corresponding Zoning Districts: NR1, NR2, NR3

Multi-Family Residential (MFR)

Apartments, town homes, or duplexes on lots of 15,000 to 80,000 sf (up to 12 units per acre).

Corresponding Zoning Districts: CR, TCR

Commercial (COM)

Property where business and trade are conducted, includes retail stores, shopping centers, and office buildings.

Corresponding Zoning Districts: CM

Office/Professional (OP)

Properties that accommodate business concerns that do not provide a product directly to customers on the premises, or do not, as a primary activity involve the manufacture, storage, or distribution of products.

This category includes small single-occupant structures, as well as large office parks with a variety of tenants in multi-story buildings.

Corresponding Zoning Districts: CM

Mixed-Use Neighborhood (MXN)

Allows a variety of commercial, residential, and civic uses typically found in a village, tied together with high-quality street and pedestrian connectivity.

Corresponding Zoning Districts: NM

Mixed-Use Corridor (MXC)

A medium-density mixed-use district intended for well-traveled transportation corridors.

Corresponding Zoning Districts: CM

Mixed-Use Downtown (MXD)

A higher-density mixed-use district intended for concentrated nodes of residential and non-residential uses.

Corresponding Zoning Districts: TCM

Industrial (IND)

Property used for warehousing, distribution, trucking, and manufacturing.

Corresponding Zoning Districts: M1, M2

Public/Institutional (PUB)

Used for local community facilities, general government, and institutional purposes. Examples include schools, government buildings, health facilities, places of worship, and libraries.

Corresponding Zoning Districts: all districts

Transportation/Communication/Utilities (TCU)

Areas used for transportation-, communication-, or utility-related activities, such as power generation plants, sewage and water treatment facilities, landfills, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, or similar uses.

Corresponding Zoning District: all districts

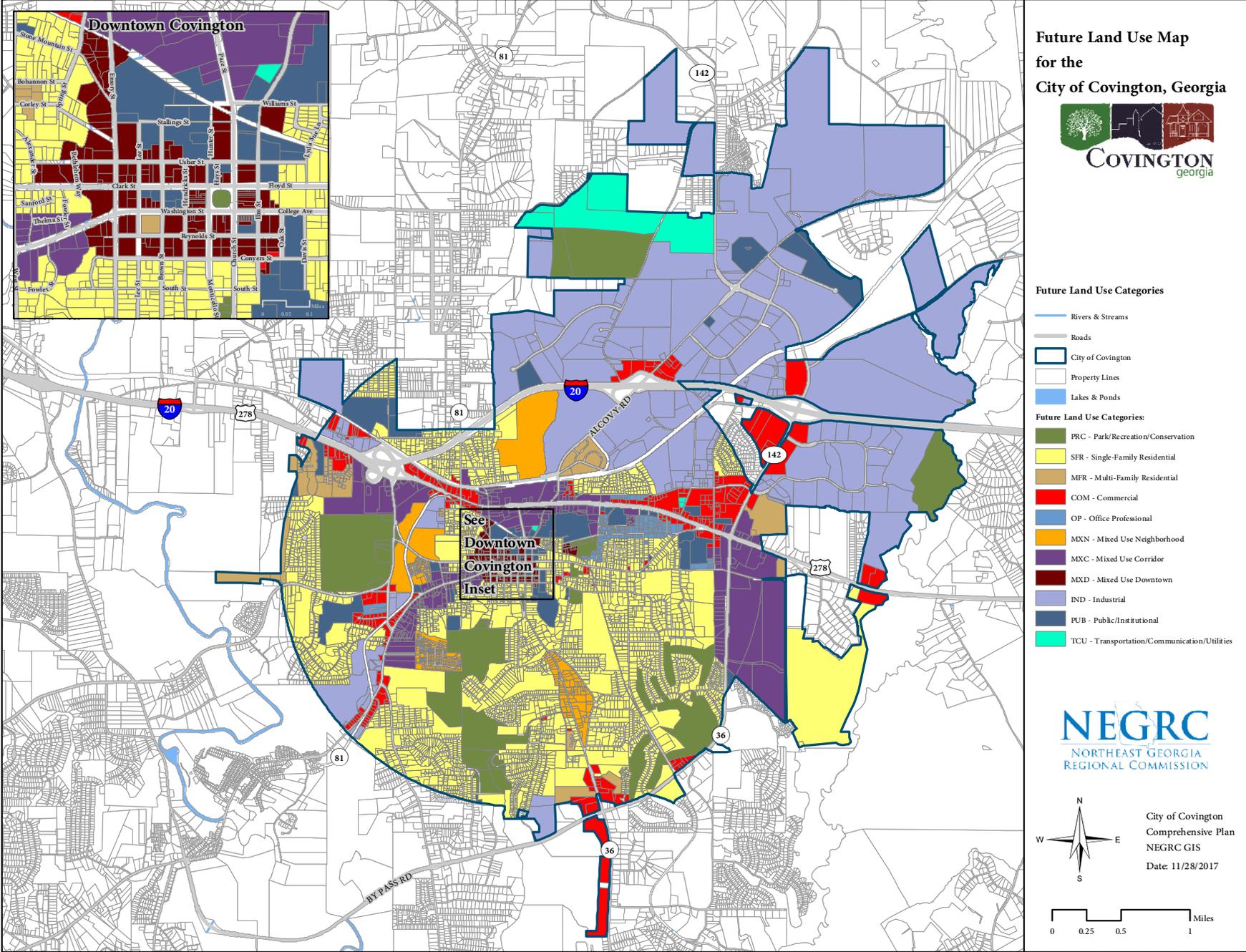
Park/Recreation/Conservation (PRC)

Recreation areas, lands held for conservation, and floodplains.

Corresponding Zoning District: all districts



Floyd St.



Chapter 5

Transportation

Since Covington is located within the Metropolitan Planning Organization (MPO) boundary of the Atlanta Regional Commission (ARC), the State of Georgia requires the city's comprehensive plan to include this transportation element. MPOs are federally-mandated organizations that provide regional context to transportation planning in urbanized areas. This section and the ARC's Regional Transportation Plan (RTP) should be used together when considering local transportation decisions.

Local and Regional Transportation Considerations

Transportation discussions are found throughout this comprehensive plan. Additionally, the community has identified the following *Objectives and Policies* from the ARC's RTP (2016, p47) as desirable in Covington:

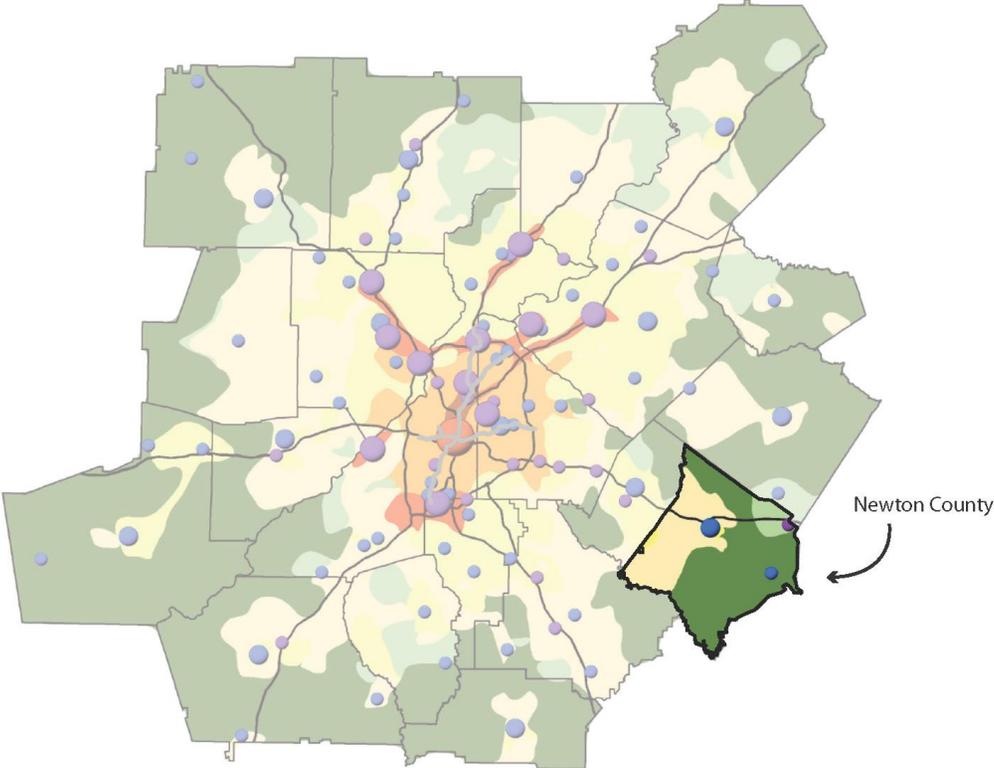
- 1.1 Prioritize data-supported maintenance projects over expansion projects.
- 1.3 Promote transit and active transportation modes to improve access.
- 2.4 Promote pedestrian-friendly policies and designs.
- 3.1 Prioritize solutions that improve multimodal connectivity.
- 3.4 Implement a complete streets approach on roadway projects that is sensitive to the existing community.
- 6.2 Promote the use of information technologies to foster the most efficient movement of freight.
- 6.3 Preserve industrial land uses in proximity to existing freight corridors.
- 7.2 Encourage the application of passenger information technologies.

Growth and Development

Covington’s future land use vision, which is detailed in Chapter 4 and around which additional discussion takes place throughout this plan, prioritizes downtown development, neighborhood-based residential life, corridor commercial, industrial activity on the outskirts of the city, and connected greenspace. The ARC RTP’s Unified Growth Policy Map, which describes Covington as a Town Center, is relatively consistent with the community’s desired growth patterns. Despite this basic level of agreement, the local government and the ARC should refer to the growth vision and future land use found in this comprehensive plan rather than the RTP’s UGPM.

Covington and the ARC MPO

Covington does not participate directly in the Atlanta MPO. It is represented through the Newton County government on the Transportation & Air Quality Committee and Transportation Coordinating Committee, and as part of the ARC’s Municipal District 5, which includes other cities within Newton, DeKalb, and Rockdale counties. The ARC RTP includes a SR 36 (East Covington Bypass) widening, a Pace Street Complete Streets Retrofit, and a SR 81 (Emory Street) Bicycle and Pedestrian Bridge within the city limits. (<http://garc.maps.arcgis.com/apps/webappviewer/index.html?id=025ca60f2ee54b779dc77209e51f3f25/>)



Chapter 6

Community Work Program

The Short-Term Work Program (2018-2022), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2013-2017), follows.



Downtown Covington

Short-Term Work Program, 2018-2022

(*entries with an asterisk represent carryover items from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Convene cultural affairs (or similar) committee to address economic, racial, and geographic inequities identified by stakeholders	2018-2020	Mayor & Council	None	NA
2	Audit services and devise plan to address the city's ability to serve its growing senior population	2019-2021	City Manager & Departmental Staff	None	NA
3	Designate city staff member(s) as community outreach and volunteerism liaison(s)	2018	City Manager	Minimal	General Fund
4	Create ad hoc work group to devise plan to decrease obesity and inactivity rates and address other unhealthy community indicators such as food deserts	2018-2019	Mayor & Council	None	NA
5	Initiate regular (monthly/quarterly) collaborative meetings of local nonprofit organizations	2018	Mayor & Council	None	NA
6	Develop plan to audit and improve housing stock and increase opportunities for homeownership	2018-2020	Planning & Zoning (NEGRC)	\$30,000	General Fund, DCA
7	Evaluate and adjust (as necessary) code enforcement to eradicate blight, especially as related to absentee landlords and noncompliant residents	2019-2021	Planning & Zoning	Minimal	General Fund
8	Create citizens planning academy and/or other training opportunities that will increase community understanding of planning and zoning	2018-2020	Planning & Zoning	\$2,500 annually	General Fund
9	Conduct comprehensive review of zoning ordinance and adjust as necessary	2018-2020	Planning & Zoning	\$10,000-\$30,000	General Fund, DCA
10	Adjust US 278 Livable Centers Initiative (LCI) study to ensure that street trees, setbacks, parking requirements, pedestrian friendliness, design and engineering, and other aspects of the corridor more closely match the attributes of the downtown Covington square area	2018-2020	Planning & Zoning, Engineering, Atlanta Regional Commission, CID Board	Unknown	General Fund, ARC
11	Work with newly formed community improvement district (CID) to extend its boundary to the I-20 interchanges that frame the corridor	2018	Mayor & Council, CID Board	None	NA

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
12	Develop partnership and strategy to reduce traffic congestion along US 278 and around the square (long-range implementation)	2020-2022	Planning & Zoning, Engineering, Newton County, ARC, GDOT	Minimal	General Fund, ARC, GDOT
13	Develop comprehensive, citywide complete streets and trails plan, including safe routes to schools analysis to ensure safe travel for all ages across the city	2018-2019	Planning & Zoning, Transportation	\$4,000	General Fund, GDOT
14	Form partnership with Newton Trails to complete Cricket Frog Trail within the city limits (long-range implementation)	2018	Mayor & Council, Planning & Zoning, Transportation	None	NA
15	Evaluate potential for and, if appropriate, devise strategy to provide public transportation (implementation period unknown)	2019	Mayor & Council, Planning & Zoning, Transportation	\$2,000	General Fund, GDOT
16	Create greenspace and parks acquisition program	2020	Mayor & Council, City Manager, Land Trusts	Varies	General Fund, GEFA, Land Trusts, SPLOST
17	Study effectiveness of existing historic preservation practices and other ways (existing and potential) to protect and enhance traditional neighborhoods; create basic, in-house strategy	2018-2019	Planning & Zoning, Historic Preservation Commission	None	NA
18	Conduct needs analysis and develop strategic plan for parks and recreation programming and facilities	2019-2020	City Manager, Departmental Staff, County Recreation Commission	\$20,000-\$50,000	General Fund, Recreation Commission, DCA
19	Select and implement one local project to be developed under the "Lighter, Quicker, Cheaper" principles of the Project for Public Spaces	2018	Mayor & Council, City Manager, Planning & Zoning, Engineering	\$10,000-\$100,000 (varies by project)	General Fund, SPLOST, GDOT
20	Appoint collaborative working group to create a world-class educational system; institute standing meeting schedule (implementation ongoing)	2018	Mayor & Council, Georgia Piedmont Technical College, Newton County, Board of Education, etc.	None	NA

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
21	Designate economic development committee and devise plan/strategy to address unemployment and underemployment	2019-2021	Mayor & Council, City Manager, Departmental Staff, Chamber of Commerce	Unknown	General Fund
22	Prepare report and needs analysis on incongruities between employer needs and local workforce skill	2018	City Manager, Department Staff, Chamber of Commerce	None	NA
23	Develop recommendations (through ad hoc committee) for attracting and retaining younger residents	2019	Mayor & Council, City Manager	None	NA
24	Study traffic flow, particularly regarding one-way streets, around downtown square (mid-term implementation)	2020	Engineer, Planning & Zoning, GDOT, Transportation	Minimal	General Fund, GDOT
25	Develop communitywide plan for wayfinding signage	2021	City Manager, Departmental Staff	\$5,000-\$10,000	General Fund, GDOT
26	Install downtown electric vehicle charging stations	2021	City Manager, Departmental Staff	\$5,000-\$50,000 per station (varies by type)	General Fund, SPLOST, GDOT, Chamber of Commerce
27	Institute city policy/protocols on participating in and utilizing the ARC MPO's transportation planning process	2018	City Manager, Transportation, Engineering	None	NA
28	Create volunteer action team to assist with emergency preparedness and response, blight eradication, and other community needs	2018	Mayor & Council, City Manager	Minimal	General Fund
29	Implement Central Park Master Plan	2018-2022	Mayor & Council, City Manager, Departmental Staff	\$700,000-\$3,000,000 (depends on adopted master plan)	General Fund, Hotel/Motel Tax, Grants, Private Donations
30	Work with partners to establish additional 20,000-300,000 of warehouse space within the city	2018-2020	Mayor & Council, Chamber, IDA	Unknown	General Fund, IDA, grants and loans
31	*Install 12" pipe (Bypass-Flat Shoals Rd.)	2018-2019	Transportation, County	\$550,000	General Fund

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
32	*Construct Municipal Court facility	2018-2020	Facilities Department	\$250,000	General Fund
33	*Inventory and map public trees	2018	Planning & Zoning	\$60,000	General Fund, Grant
34	*Revise thoroughfare plan	2018-2020	Planning & Zoning, Transportation	None	NA
35	*Resurface other streets on 2011 SPLOST list as funds become available	2018-2020	Transportation	\$523,620	SPLOST
36	*Fuel Farm for southeast apron at airport	2021	Airport, Transportation	\$185,000	General Fund, Grants
37	*Approach lighting system at airport	2020	Airport, Transportation	\$500,000	General Fund, Grants
38	*Pace St. corridor improvements (part of Hwy. 278 LCI)	2019	Transportation, Planning & Zoning	\$2,000,000	General Fund, County, GDOT

Report of Plan Accomplishments, 2013-2017

#	Activity	Status	Notes
1	Square beautification	Underway/Ongoing	Will continue as needed outside of STWP
2	City/County Performing Arts Center	Abandoned	No longer needed/desired
3	Water System Improvements	Underway/Ongoing	Will continue as needed outside of STWP
4	Installation of 12" pipe (Bypass-Flat Shoals Rd.)	Underway	2019 Completion – Coordinating with county road project
5	Sewer system improvements, repairs, and replacement of outfalls	<i>See below</i>	
	5.1 Puckett St.	Completed	
	5.2 Green Acres	Completed	
	5.3 Elizabeth St. Corridor Water Line Replacement	Completed	
6	Culvert replacement plan- City wide	Underway/Ongoing	Will continue as needed outside of STWP
7	Compressed natural gas filling station	Completed	
8	Fire Department training facility	Completed	
9	Fairgrounds restoration	Completed	
10	Public safety complex	Abandoned	No longer a priority
11	Fleet conversion to natural gas	Underway/Ongoing	Will continue as needed outside of STWP
12	Public safety mobile classroom	Abandoned	No longer a priority
13	Municipal Court facility	Postponed	2020 Completion – Working to identify viable location
14	Construct airport terminal building	Completed	
15	Water reclamation facility solids handling expansion/improvements	Postponed	Unknown Completion – To be completed as needed by plant loading calculations
16	Environmental compliance: Educational program	Underway/Ongoing	Will continue as needed outside of STWP
17	Expand City owned fiber optics	Completed	
18	Public access and private wireless network	Completed	
19	Industry recruitment	Underway/Ongoing	Will continue as needed outside of STWP
20	Support Main Street	Underway/Ongoing	Will continue as needed outside of STWP
21	Implementation of LCI recommendation	Underway/Ongoing	Will continue as needed outside of STWP; Creation of CID completed in 2017
22	Chamber of Commerce	Underway/Ongoing	Will continue as needed outside of STWP
23	Downtown grocery facility	Underway/Ongoing	Will continue as needed outside of STWP
24	Business Incubator	Underway/Ongoing	Will continue as needed outside of STWP
25	Working with CRA in building affordable, in-fill homes	Underway/Ongoing	Will continue as needed outside of STWP

#	Activity	Status	Notes
26	New Leaf building	Completed	
27	Develop TDR ordinance with county	Abandoned	No longer a priority
28	Develop ordinance for Washington St. redevelopment overlay	Abandoned	No longer a priority
29	Review and update zoning ordinances and Future Land Use Map quarterly	Completed	Will continue as needed outside of STWP; completed quarterly
30	Inventory and map public trees	Underway	2018 Completion
31	Develop tree planting plan for Washington St. and the CBD and support Trees Covington plantings	Underway	Unknown Completion – Supporting Trees Covington, Inc., on planting on private property
32	Build Type “B” medians on Hwy. 278	Abandoned	No longer a priority
33	Revise Thoroughfare Plan	Underway	2020 Completion
34	Extend Bob Williams Pkwy. to Alcovy Rd.	Abandoned	No longer a priority
35	Improve By-Pass Rd., Hwy. 36 (Hwy. 36 Eagle Dr. intersection to GA. 12)	Complete	
36	Widen Industrial Blvd. from Floyd St. to Wal-Mart	Underway	Long-Term Completion – Plan development stage underway
37	Widen Wheat St. from Industrial Blvd. to Hazelbrand Rd. 3 lanes	Completed	
38	West St. widening and drainage project to Westview Cemetery	Completed	
39	Eberhart St. widening and drainage project, West St. to Hudson St.	Completed	
40	Resurfacing subdivision streets where developer bankrupted	Completed	
41	Clark St. TE Enhancement project curb and gutter, sidewalk and bike lanes CSTE-0006-00 (648) P.I.0006648	Completed	
42	TESPLOT 2012 25% funding for resurfacing, sidewalks, H/C improvements and striping, RPMs and thermos	Underway	Unknown Completion – Large number of improvements
43	Resurfacing other streets as funds available that are on 2011 SPLOT list	Underway	2020 Completion
44	Emory St. pedestrian bridge project	Underway	Unknown Completion – GDOT timeline, 10/2018 bid date
45	Re-alignment of Floyd St.	Abandoned	No longer a priority
46	Fuel Farm for southeast apron at airport	Postponed	2021 Completion – Pending customer demand
47	Approach lighting system at airport	Postponed	2020 Completion – Revised timeline
48	Instrument landing system	Abandoned	No longer a priority
49	Pace St. corridor improvements (part of Hwy. 278 LCI)	Underway	2019 Completion – 12/2018 award date

Appendix

Appendix: Participation Records

Public Hearings: 7/27/17 & 11/21/17

**City of Covington
NOTICE TO PUBLIC:**

The City of Covington announces a Public Hearing for the beginning of its comprehensive planning process at 2:00 p.m. on Thursday, July 27, 2017 in the City Hall Council Chambers, 2194 Emory Street, Covington, GA.

The purpose of the Public Hearing is to brief the community on the planning process and opportunities for public participation therein. A public meeting, at which attendees will be asked for their input on the City's future, will be held immediately following at the same location.

All interested parties should attend. Questions should be directed to the Department of Planning and Zoning by calling 770-385-2178.

Public Hearings

CITY OF Covington
NOTICE TO PUBLIC:

THE CITY of Covington announces a Public Hearing for the draft comprehensive plan at 3:00 p.m. on Tuesday, November 21, 2017 in the City Hall Council Chambers, 2194 Emory Street, Covington, GA.

THE PURPOSE of the Public Hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule.

ALL INTERESTED parties should attend. Questions should be directed to the Department of Planning and Zoning by calling 770-385-2178.

PUBLIC NOTICE #112007
11/5

NEGRC		City of Covington: Comprehensive Plan Update Public Hearing #1: July 27, 2017 – 2:00 p.m. Covington City Hall	
NAME	TITLE	ADDRESS	EMAIL
Sara Vinson	Board Chair Newton Trails	450 Jenkins Rd Covington 30014	Saravinson@att.net
JONATHAN PASCHAL	PRES. SMART GROWTH	2201 E. CONNERS COV. 30014	jpaschal@hotmail.com
Jim Lawrence	GIS Manager	1113 Usher St Ste 302 Cov	Jlawrence@cityofcovington.org
CHAS SMITH	COUNCILMAN		Chas@covingtonga.com
Stanley Bowles	File Chief	2101 PACE ST. COVINGTON GA	stanbow@cityofcovington.org
Jerry Bowchillon	Property owner	815 MAMON DR " "	jerrybow@att.com 315
Therese Johnston	City of Covington	4118 Mendenhall Dr.	tjohnston@cityofcovington.org
Debbie Harper	Director Chamber	2101 Clark St Covinst	dharper@newtonchamber.com
Abigail Coggins	Operations Assistant BOE	1106 Washington St Cov	acoggins@newtonchamber.com
Josh McKelvey	City Council	7149 Old Monticello	jmckelvey@covingtonga.com
NITA THOMPSON	CRA/CHA BOARD CHAIR	5719 WALNUT ST COVINGTON, GA	nita.thompson@charter.net
Eric Adcock	Local Business owner	8175 Workshop St Covington	eadcock101@yahoo.com
Darrell Whiddon	United Bank-VP	7200 Hwy 278, Covington	dwhiddon@unitedbank.com
Marcello Boney	Chairman	65 Joe Ewing Dr. Covington	mboney@covingtonga.com
Greg Proffitt	Newton Federal Bank	3175 Highway 278 Covington GA 30014	gregproffitt@newtonfederal.com
Shamica Tucker	Exec Dir Cov HA	5160 Alcorn Rd 30014	stacker@covha.com
Sara Hall	Senior Project Manager	2101 Clark Street Covington GA 30014	shall@cityofcovington.org
Luis Alvarez	City Manager		lavarez@cityofcovington.org
Jim Lawrence	GIS Manager	1113 Usher St Ste 302 Cov	Jlawrence@cityofcovington.org
Trey Sanders	PR manager City of Cov		tsanders@cityofcovington.org
Chas Smith	COUNCILMAN		Chas@covingtonga.com
Scott Gantner	PLANNING DIRECTOR	2116 STALLING ST COVINGTON, GA 30014	SGANTNER@CITYOFCOVINGTON.ORG
Denise Bookins	City Planner	" "	dbookins@cityofcovington.org

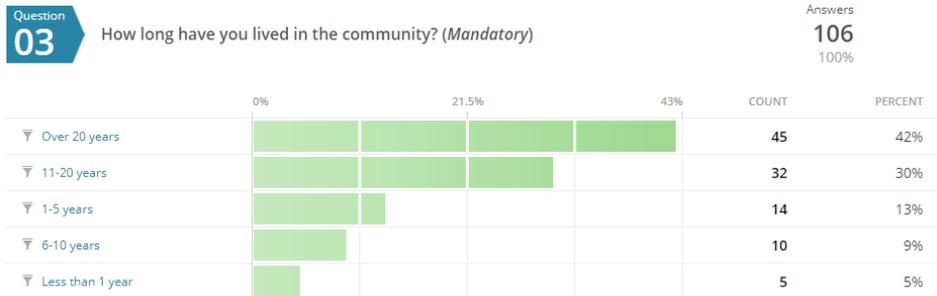
NEGRC		Covington Comprehensive Plan Update Public Hearing #2: Tuesday, November 21, 2017 – 3:00 p.m. Covington City Hall	
NAME	TITLE	ADDRESS	EMAIL
Shamica Tucker	Exec Dir Cov HA	5160 Alcorn Rd	stacker@covha.com
Audra Gutierrez	City of Covington	2194 Emory St.	
Abigail Coggins	Board of Ed	1605 Rivercreek Rd 30005	coggins@bellstate.net
Debbie Harper	Chamber	2101 Clark St Cov.	dharper@newtonchamber.com
Denise Bookins	City Planner	2116 Stalling St Rd	dbookins@cityofcovington.org
Scott Gantner	PLANNING & ZONING DIRECTOR	2116 STALLING ST COV. GA 30014	SGANTNER@CITYOFCOVINGTON.ORG

Input Meetings: 7/27/17 & 9/5/17

NEGRC		City of Covington: Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Meeting #1: July 27, 2017 – 2:30 p.m.	
		Covington City Hall	
NAME	TITLE	ADDRESS	EMAIL
Lynne Ann Knight	City Manager		laknight@cityofcovington.org
Stoney Bowles	City Tree Chief		sbowles@cityofcovington.org
Trey Sanders	P.E. Manager City of Cov.		tsanders@cityofcovington.org
Tim Lawrence	GIS Manager		HLawrence@cityofcovington.org
Chaz Smith	Councilman		Chaz@theCovington.com
JONATHAN PASCAL	CITIZEN		jp.pascal@hotmail.com
Jerry Bowchik	Property Owner		jerrybowchik@aol.com
Dianne Harper	Director @ Chamber		dharper@newtonchamber.com
Jared Rutberg	Planning Commission/Prop. Owner KID		covingtonprodube@gmail.com
Marcello Bones	Chairman Board of Commissioners		mbones@newton.ga.us
Monnie Johnson	Mayor Councilor		mjohnson@cityofcovington.org
Eric Adcock	Local Business Owner	2116 Stallings St Covington, GA 30014	eadcock101@yahoo.com
SCOTT GARTHNEE	PLANNING DIRECTOR		SGARTHNEE@CityofCovington.org
Josh McKelvey	Covington City Council	1749 Old Monticello St	jmcKelvey@cityofcovington.org
Shamica Tucker	Covington Housing Authority	5160 Alcorn Rd	stucker@covha.com
Sara Ball	Senior Project Manager	2101 Clark St, Covington, GA 30014	SBall@cityofcovington.org
Sara Vinson	Board Chair Newton Trails	450 Jenkins Rd, Covington	SaraVinson@att.net
Mita Thompson	COV. HOUSING AUTHORITY COMMISSIONER	5119 WALNUT ST, COV. GA	mita.thompson@covha.com
Darrell Whiddon	United Bank - V.P.	7200 Hwy 275 Covington, GA	dwhiddon@unitedbank.net
Greg Proffitt	Newton Federal Bank	3175 Hwy 275, Covington, GA	gregproffitt@newtonfederal.com
Angail Coggin	BOE/ANS ASSOCIATE	1106 WASHINGTON ST COV 30014	acoggin@newtonchamber.com
JONATHAN PASCAL	CITIZEN	2207 E. CONVENT ST COVINGTON, GA 30014	jp.pascal@hotmail.com
Denise Brooks	City Planner	2116 Stallings St, Covington, GA	dbrooks@cityofcovington.org

NEGRC		City of Covington: Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Input Meeting #2: September 5, 2017 – 2:00 p.m.	
		Covington Airport	
NAME	TITLE	ADDRESS	EMAIL
Denise Brooks	City Planner	2116 Stallings St, Covington, GA	dbrooks@cityofcovington.org
Vickie Floyd	Resident	4213 Dochester Dr, Covington	VickieFloyd424@gmail.com
ZACH MONTGOMERY	PEU. SERVICE DIR.	113 USHER ST. COVINGTON, GA	ZMONTGOMERY@COV.NEATON.GA.US
Judy T. Johnson	Dev. Service Admin	"	jtjohnson@co.newton.ga.us
CHAZ SMITH	Councilman		
Shena Applewhite	Planner	1113 Usher St Cov Ga	Sapplewhite@co.newton.ga.us
Tracy Hernandez	Business Owner	1113 Usher St	therrandez@covingtonga.us
Greg Proffitt	TS Business	3175 Hwy 275 Cov. GA	gregproffitt@newtonfederal.com
Stoney Bowles	Tree Chief	2101 PACE ST COV. GA 30014	sbowles@cityofcovington.org
JEAN KIM	ATLANTA MNB	14100 HWY 142 COV. GA	jkim@cityofcovington.org
JANITA R. THOMPSON	CHAIRPERSON - RD. MEMBER RESIDENT	5119 WALNUT ST COV. 30014	mita_thompson@covha.com
BUSIE KECK	Candidate for City Council	8110 CRESTVIEW DR SE	busiekeckbo@gmail.com
Leigh Anne Kuyper	City Manager		laknight@cityofcovington.org
Angail Coggin	BOE		acoggin@newtonchamber.com
Shamica Tucker	Covington Housing Authority	5160 Alcorn Rd, Cov. 30014	stucker@covha.com
Scott Sirotkin	GIS Analyst	1113 Usher St 30014	ssirotkin@co.newton.ga.us
Marcello Bones	Chairman	1129 Clark St, Covington, GA	mbones@newtonchamber.com
Jared Rutberg	Business Owner	8183 Wood Street	kevinkchangepresident@gmail.com
JOHN KECK	CONSULTANT	8110 CRESTVIEW DR SE	JOKECK51@GMAIL.COM
Tres Thomas	City Engineer	2194 Emory Street	tthomas@cityofcovington.org

Selected Questionnaire Results



Question 04 Please indicate your opinion of the following attributes of the community: Answers: 106, 100%

Attribute	EXCELLENT	GOOD	AVERAGE	POOR	VERY POOR	NO OPINION
Appearance/aesthetics	11	42	41	9	3	0
Community Atmosphere	14	55	25	10	2	0
Crime rate/safety	9	34	38	21	3	1
Emergency services	11	42	29	5	0	19
Parks and recreation	5	23	45	22	10	1
Shopping opportunities	2	8	32	41	20	1
Cultural opportunities	4	16	40	34	10	1
Housing affordability	10	41	42	9	1	3
Employment opportunities	2	19	46	22	6	11