

Currently Recruiting for County Planner



Coweta County, Georgia

About the Community

Coweta County is located in west central Georgia, is part of Metro Atlanta and has a population of approximately 146,000 residents. Newnan is the largest municipality in the County and serves as the County seat with an estimated population of 40,000.

Coweta is the 49th fastest growing county in the United States and expected to have a growth rate of 2% from 2017—2022. The county has a total area of 446 square miles.

The demographics of Coweta County are approximately 75% white, 17.5% African American, 6% Hispanic, and 1.5% other. The median income for a household in the County is estimated to be \$61,550.

Coweta County has become a magnet for those seeking an exceptional quality of life, with a wide range of inviting parks, residential homes, state-of-the-art healthcare resources and an education system that prioritizes advancement and lifelong learning. Sports, leisure, and recreational offerings found throughout the county reflect Coweta residents' dedication to positive, healthful, energizing activities. Soccer fields are found at almost all of the County's parks while running/jogging trails can be found across the county. Stable and cooperative leadership exists throughout the County, from local government to community organizations.



The County's multiple parks and numerous recreation facilities offer a wide variety of programs for all ages. Walking trails, tennis courts and open gym time are balanced with team sports and learning opportunities offered through volunteer associations and County based sporting programs.

Acting as an umbrella for arts groups in the city and the county, the Newnan-Coweta Arts Council, a nonprofit organization, promotes all the arts, coordinates information and awareness of arts activities and venues, and creates partnerships with the schools. The Centre for Performing and Visual Arts is a 48,000-square foot facility operated by the school system that provides an exceptional opportunity for students to showcase visual arts projects and performing arts programs.

About the Government

Coweta County functions as a commission/administrator form of government and is governed by a five member, part-time elected Board of Commissioners representing different geographic districts of the county. The Board of Commissioners establishes ordinances and policies for County operations, adopts an annual budget for community services, and establishes the millage rate for collection of property taxes. The Board also acts on certain designated planning and zoning issues. The day-to-day governmental operations are handled by the County Administrator's Office. Coweta County does not have a Planning Commission, therefore, all zoning approvals are approved by the Board of Commissioners.



Coweta County employs 926 full-time and 130 part-time employees assigned to 30 departments providing a wide range of services to the community. The Community Development Department consists of 18 employees in four different divisions. This position will work in the Community Development Department as part of the team.

Coweta County has an excellent educational system comprised of the Coweta County School System, the Central Educational Center, the State University of West Georgia Newnan Campus, and a number of private school campuses. Coweta County fosters academic excellence that prioritizes student advancement by providing innovative teaching and lifelong learning. The Central Education Center is nationally recognized for its role in partnering business and industry with our local educational system.



About the Position



The County Planner can expect to perform the following types of duties and responsibilities on a regular basis:

- ◆ Research and prepare reports associated with proposed economic and land use development petitions or legislation, comprehensive planning and provide formal written and oral presentations with findings and/or recommendations;
- ◆ Coordinate and prepare annual reports of updates to the Short Term Work Program (STWP) and Capital Improvement Elements (CIE);
- ◆ Prepare preliminary impact statements for land use applications and researches the land use ordinance and/or Development review process;
- ◆ Develop and maintain forecasting & planning models associated with land use and infrastructure projects, analyze demographic, environmental, and economic data;
- ◆ Prepare applications and administer Federal and State grants used to advance plan implementation projects; coordinate procurement of professional consultants/contractors;
- ◆ Coordinate, research, maintain and prepare updates and amendments for various written reports related to planning, rezoning and annexation in the County as it relates to comprehensive plan principles, policies, and objectives;
- ◆ Prepare reports and other types of correspondence; prepare and maintain files and records;
- ◆ Coordinate the local and neighboring jurisdictions review of regional policy setting documents;
- ◆ Encourage and promote a culture of excellent customer service.



Challenges & Opportunities

The new County Planner will have the opportunity and expectation to work collaboratively with County officials, staff, and local stakeholders by providing innovative ideas and support to the following planning issues:

- ◆ The Board of Commissioners has directed staff to develop recommended amendments to the County's Zoning and Development Ordinance that could have the impact of significantly changing residential development in Coweta County. The County Planner will be expected to play an important role in development of these recommended changes.
- ◆ The new County Planner will be an important team member in review and update of the 2021 County Comprehensive Land Use Plan as required by the Georgia Department of Community Affairs. This will involve not only updating standard elements of the plan, such as the Short-Term Work Program, but also could include new elements such as a Green Space Master Plan.
- ◆ The citizens of Coweta County have clearly expressed their support for preservation of the rural character of the County. In support of this is community value and directives given by the Board of Commissioners, the County Planner will be expected to develop planning recommendations based on proven best practices in other communities that support this value as outlined in the County's Land Development Guidance System.
- ◆ While Coweta County has an operational GIS based zoning map, the map has not been developed and tested to the point of being adopted as the official zoning map. The Planner will be expected to work with other County staff to coordinate the development of an official GIS based map for approval by the Board of Commissioners.
- ◆ As assigned by the County Administrator, the County Planner will play an important support role in the County's efforts to ensure that the Census 2020 program properly counts Coweta County residents.
- ◆ Due to Coweta County's history as a rapidly growing suburban community, discussions among some citizens to manage that growth through innovative growth policies and designated growth areas are beginning to be heard. For example, there has been some preliminary discussions about the possibility of a Medical Corridor that would manage and support growth in the area of three major medical facilities which also has potential growth resources such as undeveloped and re-developable properties. As these discussions continue, the County Planner will be expected to help guide planning efforts of the stakeholders and County officials .

About the Ideal Candidate

Coweta County seeks an ethical, experienced Planner who is a dedicated team player that can quickly grasp the complexity and develop understanding of the County's zoning and development ordinances.

The County Planner must possess the ability to perform skilled technical work overseeing and implementing planning, and community development projects.

The ideal candidate will demonstrate the ability to embrace and promote change; assist with developing and forecasting land use models; focus on details, seek partnership opportunities and demonstrate professionalism in all aspects of planning operations. Must be forward thinking, focused on best practices and bring new ideas and programs to the County.

The successful candidate will be expected to support the county's vision of excellence in planning, zoning and development practices, establish credibility and consistency in delivery of services, as well as provide creative problem solving in response to planning and development issues. Exceptional interpersonal skills and ability to maintain effective working relationships with County officials, contractors, architects and land developers is essential in this position.

Candidate Qualifications:

- ◆ Bachelor's degree required in planning administration, land development, geography or related field; Master's degree desired;
- ◆ A minimum of five (5) years of experience in planning and zoning related functions with a thorough knowledge and understanding of land development and zoning activities and their relations to planning; ability to read and interpret blueprints, site plans and architectural designs; ability to gather and interpret technical and statistical information and prepare technical reports, is expected.
- ◆ Evidence of continued professional development such as AICP designation is a positive indicator of dedication to the profession and will be noted during the candidate vetting process.
- ◆ Must possess a valid Georgia driver's license or have the ability to obtain upon selection.



Compensation & Benefits



Salary for this position is DOQ (depending on qualifications) of the selected candidate. The starting salary is expected to be in the range of \$65,000—\$80,000 with a comprehensive benefits package including:

- Health, Dental and Vision insurance
- Exceptional 457 Retirement Plan with an increased contribution by the County based on years of service
- Life insurance and long-term disability provided by the County
- Paid time off
- Employee Wellness Program Offerings

How to Apply

Interested candidates must submit by email a cover letter, resume, at least five job related references, and salary history not later than **January 21, 2020 to: Lisa Ward, Senior Vice President, The Mercer Group, Inc., at lisaward912@gmail.com.** Any questions please call 706-983-9326. Interviews are expected to be conducted during the week of February 17, 2020.



The Mercer Group, Inc.

Consultants to Management

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