

Town of Turin
Comprehensive Plan
2026

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INTRODUCTION

This plan update was completed with technical assistance by Three Rivers Regional Commission in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning.

PURPOSE OF THE PLAN

The Town of Turin Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities which currently exist within the community. Goals, policies, and specific implementation measures are also listed to set policy for particular segments and specific areas of the Town. At the time of the plan update, the members of the Turin Town Council were:

Town Council

Walter S. Sprouse, Mayor

Richard Kelly, Councilmember

Patricia Smith, Councilmember

Alan Stapp, Councilmember

Lydia Wallin, Councilmember



COMPREHENSIVE PLAN STEERING COMMITTEE AND PUBLIC PARTICIPATION

The Town of Turin Council appointed a Comprehensive Plan Steering Committee to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included members of the town council, town government and other community stakeholders. The members of the committee were:

Comprehensive Plan Steering Committee

Cathryn Bankhead, P&Z Commission Member

F.J. Fenn, Resident/Economic Development

Walter S. Sprouse, Mayor

Patricia Smith, Councilmember

Monty Garner, Resident

Richard Kelley, P&Z Commission Member, Councilmember

Nick Thomas, Resident

Two public hearings were held, on March 16, 2026 and September 21, 2026, concerning the comprehensive plan update process in which citizens could obtain information about the planning process, review, and comment on the plan. To gain greater community input, a public survey was conducted for the comprehensive plan, and a Public Open House was held before the 2nd public hearing.

COMMUNITY GOALS AND POLICIES

The purpose of the Community Goals and Policies section is to guide and direct the Town of Turin's decision-making process for the future of the community.

VISION STATEMENT

The Town of Turin will provide for sound and thoughtful growth focusing on sustainable economic development, preservation of historic resources and continuation of its unique small-town atmosphere. Turin is a close-knit community where the appreciation of a less complicated life, preservation of its historic identity and protection of its rural roots is apparent. Through sound planning and decision-making, the Town of Turin will provide a safe, friendly and prosperous quality of life.

LIST OF COMMUNITY GOALS

ECONOMIC PROSPERITY:

Encourage development or expansion of businesses and light industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

RESOURCE MANAGEMENT:

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.



EFFICIENT LAND USE:

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

LOCAL PREPAREDNESS:

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

SENSE OF PLACE:

Protect and enhance the community's unique qualities and encourage connection. This may be achieved by maintaining the downtown as focal point of the community; creating places to congregate; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

REGIONAL COOPERATION:

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

HOUSING:

The Town of Turin shall enhance residential preservation through updated design guidelines. The neighborhoods will be an interactive community where residents have easy access to parks, residences and businesses by way of sidewalks, bike access paths, and roads. We will stimulate infill housing development in existing neighborhoods. We will increase investments in the existing neighborhoods.

TRANSPORTATION:

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking and cycling, employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

COMMUNITY HEALTH:

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

LIST OF COMMUNITY POLICIES

ECONOMIC DEVELOPMENT

- We will support the retention, expansion and creation of local small-scale businesses that are a good fit for our community's economy.
- We will partner with the Coweta County Chamber of Commerce to promote Turin.
- We will consider the costs and benefits of economic development projects, including access to housing and impacts on transportation, infrastructure, and natural resources, when making decisions on proposed projects.
- We will work to address dilapidated structures for threat to public safety and community beautification.

RESOURCE CONSERVATION

- We will prioritize the protection, conservation, and maintenance of our community's natural and cultural resources in the decision-making process related to future growth, development, and transportation improvements.
- We will minimize inefficient land consumption and encourage new development to be designed and located to preserve green space, protect environmentally sensitive areas, protect air and water quality, protect and maintain trees, and the natural topography of the land.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources, as well as encouraging the efficient use of the existing water supply.

COMMUNITY FACILITIES AND INFRASTRUCTURE

- Our community will make efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community, as identified in the comprehensive plan, without burdening community resources.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will address stormwater and drainage issues in problem areas of the community and ensure that stormwater is planned for and managed in new developments.
- We will encourage the installation and/or upgrading of sidewalks in new or improved projects.

- We will explore alternative well locations to support the municipal water system.
- We will prioritize fire response and hazard mitigation as we grow.

LAND USE AND DEVELOPMENT

- We are committed to maintaining the small-town feel of the community while fostering growth that is appropriate in scale and beneficial to the health, safety, and well-being of Turin.
- We will prioritize the development, redevelopment, and code compliance of commercial properties to make businesses safe and attractive to enhance the continued prosperity and growth of the town.
- We will work on providing the infrastructure needed to sustainably grow as a town and build a strong civic culture and governance, as well as providing pleasant, accessible public gathering places and parks throughout the community

REGIONAL COOPERATION AND GOVERNANCE

- We will work with neighboring communities and other public entities when needed on shared interests, issues, services, facilities, and processes to efficiently address regional needs and opportunities in a sustainable and mutually beneficial method.

HOUSING:

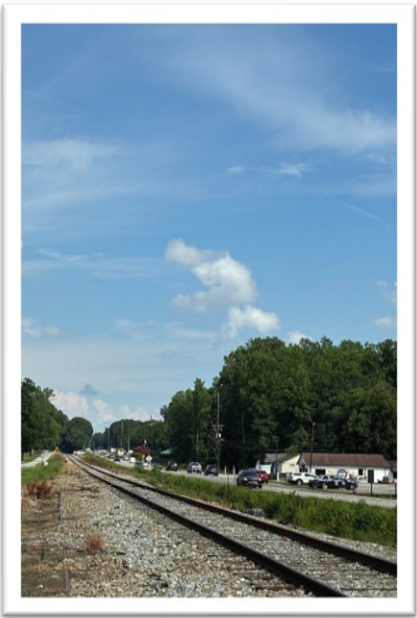
- We will encourage infill housing development in existing neighborhoods.

TRANSPORTATION:

- We will continue participating in Coweta County's Joint Transportation Plan, as well as in regional projects such as multi-use trails and bike routes.
- We will collaborate with local and state authorities to proactively plan for transportation safety and traffic improvements.

COMMUNITY HEALTH

- We will promote programs to assist town seniors on the town's website, as the information becomes available.
- We will support a Free Little Pantry and Free Little Library in town.



NEEDS AND OPPORTUNITIES

The Needs and Opportunities section addresses what the Town of Turin currently lacks or sectors of the Town where improvements are needed. This section also lists existing opportunities available which should be pursued.

To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted.

SWOT (Strengths, Weaknesses, Opportunities, Threats)	
Strengths	
• Structure in local government (possibly updating Charter in upcoming legislative session) • People who care about the town • Water System • Planning and Zoning Commission • Small town atmosphere • Room for planned future growth • Broadband availability • Safe Built is providing engineering services – permits, inspections, code compliance and traffic	
Weaknesses	
• Aging infrastructure • Lack of sewer and failing decentralized waste management systems • Lack of light industrial and retail • Small town with limited resources and sources of revenue • Lack of current Magistrate	
Opportunities	
• Expansion of water customer base • Evaluating fee structures for property tax, and business licenses • Expansion of sewer • East Coweta Historical Society • Local and regional cooperation • Ability to control growth • New and revised ordinances • Future annexations • Future community-wide events such as farmer's and artist markets • Improvements to downtown parking • Relocate weather siren • Establish a municipal court to be able to adjudicate code violations	

Threats

- Traffic congestion and safety on Highway 16
- Loss of historic structures
- Rapid growth in the county and surrounding municipalities
- Railroad as a barrier
- Water for fire protection

LIST OF COMMUNITY NEEDS AND OPPORTUNITIES

Economic Development

- We need to improve our capacity to provide infrastructure for new and existing development.
- We need to promote revitalization of our downtown and in other parts of the community.
- We'd like to develop a strategy for appropriate economic development of our community.
- We'd like to support broadband expansion to all Turin residents now and into the future.
- We'd like to develop and promote tourism opportunities in our community.

Natural and Cultural Resources

- We'd like to better protect our natural resources (such as streams, wetlands, etc.).
- We'd like to ensure our community has enough water now and in the future.
- We'd like to preserve the history of Turin by surveying historic resources, encouraging designation of historic resources on the National Register of Historic Places or a local designation, providing more protection of historic resources, and placing historic markers, including one at the old school and town hall.
- We'd like to increase the amount of greenspace or parkland in our community.
- We'd like to protect our trees, particularly where new development takes place.



Land Use and Community Development

- We'd like to avoid unplanned development.
- We'd like to promote development of vacant sites or abandoned structures in our community.
- We'd like to consider annexation of potential, viable areas, located near existing infrastructure.
- We'd like to study the feasibility of sewer expansion into the town.
- We'd like to manage our storm water run-off and drainage.
- We need to consider zoning ordinance revision to plan for future growth and the enhancement of the town of Turin
- We'd like to improve the appearance of our community through beautification and maintenance.

- We need community-wide events to bring people together, such as a farmer's market.
- We'd like to provide more gathering spaces and promote tourism opportunities in the community.

Transportation

- We'd like to provide more bike paths and trails.
- We'd like to provide increased connectivity through improved and expanded sidewalks and pedestrian facilities.
- We'd like to size our streets (width, etc.) to better fit neighborhood needs.
- We'd like to improve the roads within the community especially into the new developments.
- We'd like to partner with GDOT to manage and improve traffic congestion and safety along Highway 16 and Highway 54.

Regional Cooperation and Governance

- We need to find ways for people who care about the town to get involved for its future growth.
- We need a Municipal Court to enforce codes and issue fines.
- We need to coordinate with neighboring jurisdictions on shared needs.
- We'd like to improve our local government processes.

CHARACTER AREAS AND LAND USE

Character areas are geographic sub-areas of a community which contain unique characteristics and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features such as greenspace or parkland.

The following list identifies character areas found within the Town of Turin. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included which give an actual snapshot into each distinct character area.

COMMERCIAL



Definition: Turin has a commercial area that is developing along one major highway that runs through the Town. This area also includes a cluster of early 19th century commercial structures which make up what is considered part of the downtown.

Recommended development patterns: Turin recommends improvement of street appearance and increased parking arrangements that reduce overall parking needs. Future streetscape improvements could address many of these improvements while attracting and creating increased pedestrian access and safety.

Specific land usage: Land dedicated to light industrial to non-industrial business uses, including retail sales, office, service and entertainment facilities.

Implementation measures:

- Community Improvement District (CID) - Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes;
- Quality Control Overlay – Enforcement of the overlay
- Signage – Enforce and enhance sign regulations and
- Buffers – Consider buffers between incompatible uses

RURAL

Definition: This area represents the largest land area and retains rural character with some active agriculture and large lot residential.

Recommended development patterns: Turin recommends large minimum lot size requirements to limit development density and protect farmland and rural character; preservation of environmentally sensitive areas by setting them aside as green spaces, public parks, and trails.

Specific land usage: This character area is for land dedicated to farming and rural residential development.

Implementation measures:

- Conservation subdivisions – Consider the use of conservation subdivisions to preserve greenspace and rural environment
- Zoning – Consider revising the zoning ordinance to preserve the rural nature of the area
- Buffer requirements



TRADITIONAL RESIDENTIAL



Definition: This area includes the historic neighborhood core of the Town of Turin including historic residential, landmarks and churches.



Recommended development patterns: Much of this area is built out and includes the historic neighborhood core of the town. Infill housing is encouraged to respect the historic setting in design and scale. This area also includes the town's historic churches.

Specific land usage: Single family residential, small scale commercial and public/institutional uses.

Implementation measures:

- Encourage architecturally compatible infill housing
- Consider listing structures on the National Register of Historic Places
- Consider historic designations for buildings

RESIDENTIAL DEVELOPMENT

Definition: Immediately south of the historic town limits suburban style residential development has been annexed into the town.

Recommended development patterns: This area is meant to support suburban style medium density residential development focused on one acre or more lot sizes. Neighborhoods are encouraged to preserve greenspace and allow for common areas.

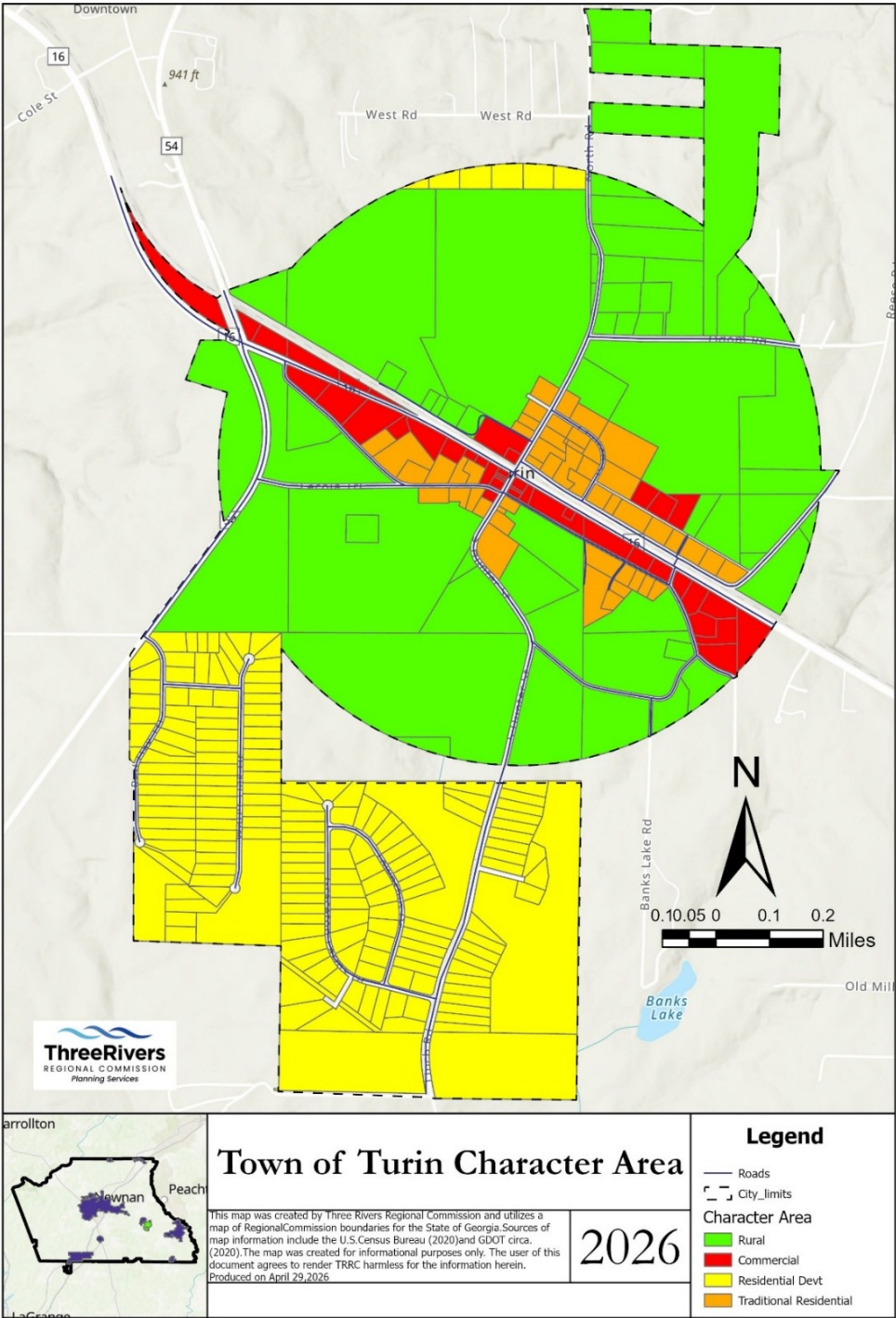
Specific land usage: Land designated for single-family dwelling units organized into general categories of net densities according to the Turin zoning ordinance.

Implementation measures:

- Encourage trails to connect neighborhoods
- Encourage common areas and greenspace



CHARACTER AREA MAP



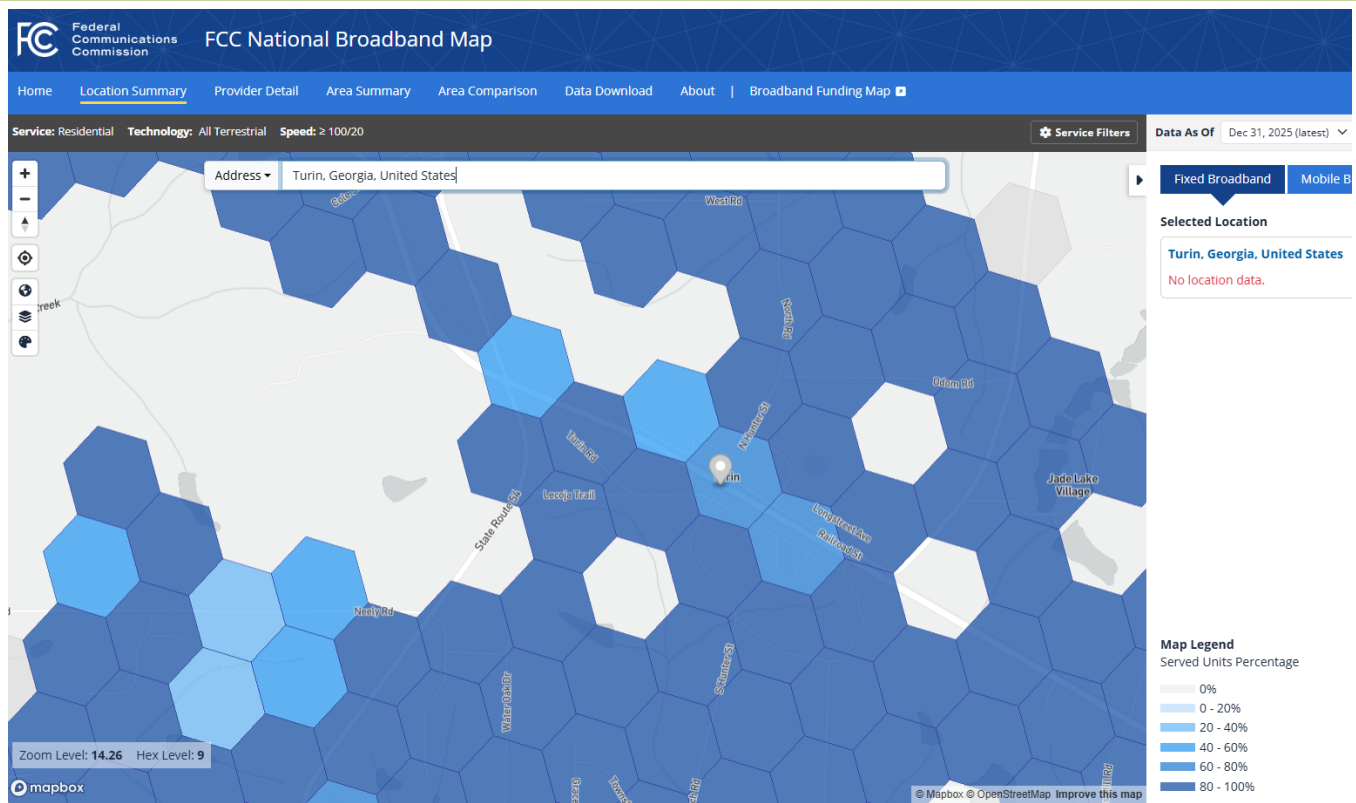
BROADBAND

The Town of Turin, as indicated on the maps below, is well served by broadband services. Both the Federal Communications Commission and the Georgia Department of Community Affairs show citywide high-speed internet coverage with a combination of Charter Communications, AT&T, and Comcast providing 1G download speeds.

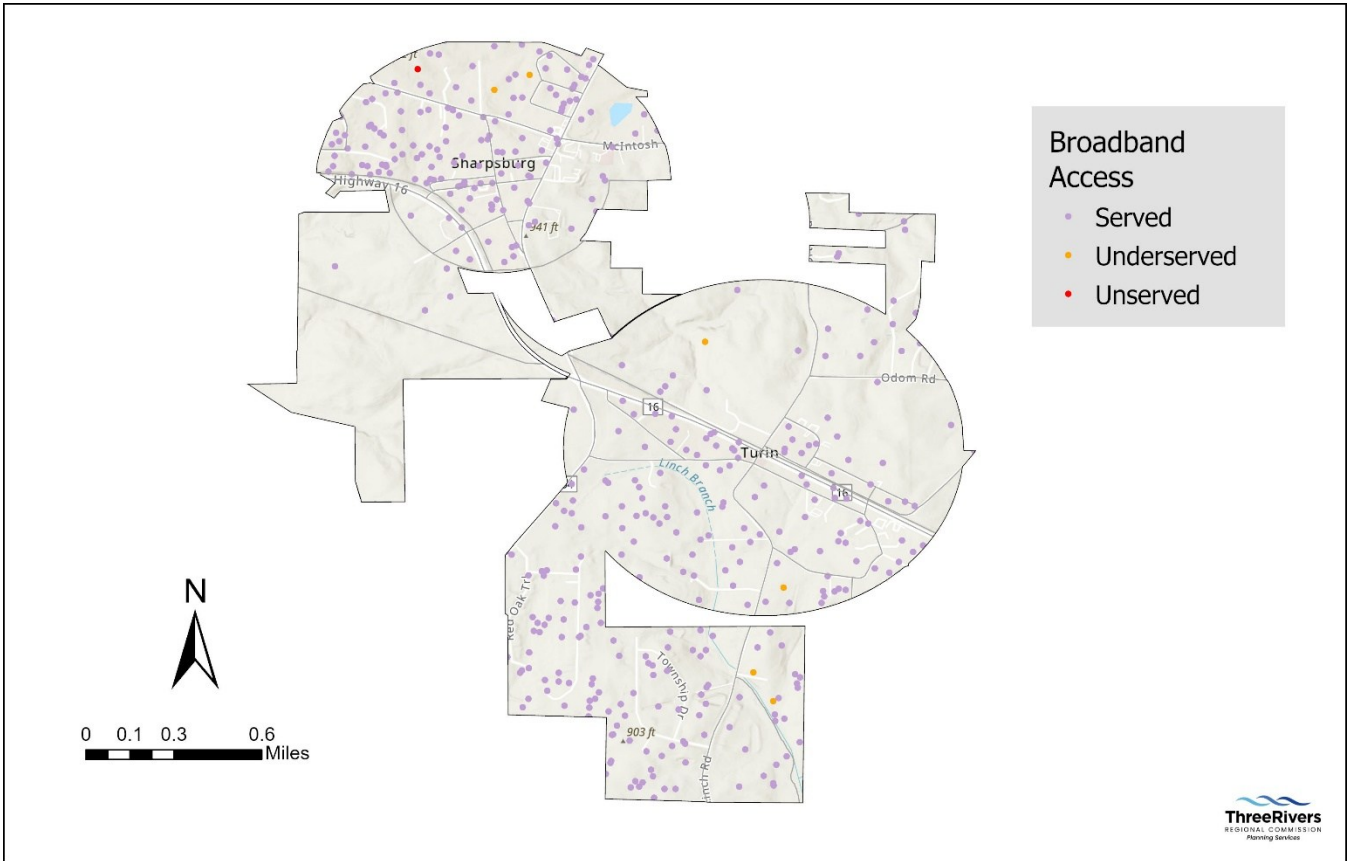
Broadband Strategies:

- Consider becoming a Broadband Ready Community.
- Promote broadband as an asset and strength of the community for businesses and residents.

FCC BROADBAND MAP



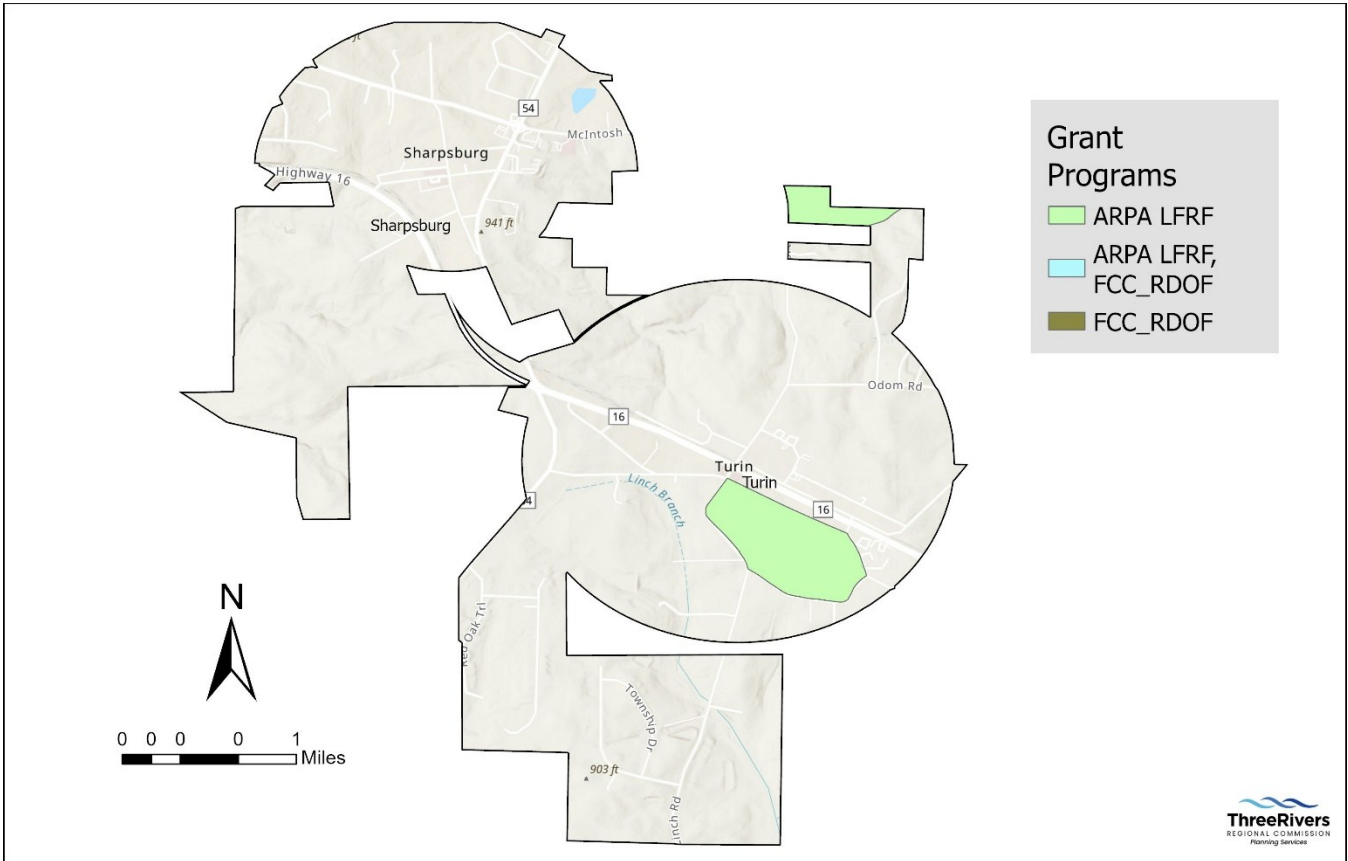
DCA BROADBAND AVAILABILITY MAP



2025 Sharpensburg/Turin Broadband Availability Map

Broadband data is provided by the various Internet Service Providers of the State of Georgia. The data is sourced from the FCC Broadband Data Collection program. Broadband data is based on the June 2025 FCC fabric and released November 2025. BEAD Statistics and grant data current as of June 2025.

DCA BROADBAND GRANT PROGRAMS



Broadband data is provided by the various Internet Service Providers of the State of Georgia. The data is sourced from the FCC Broadband Data Collection program. Broadband data is based on the June 2025 FCC fabric and released November 2025. BEAD Statistics and grant data current as of June 2025.

2025 Sharpsburg and Turin Grant Programs

TRANSPORTATION

Transportation Priorities:

- Increased safety on Highway 16 and Highway 54.
- Reduce speed limits for the entire town
- Install a traffic signal to aid drivers turning onto Highway 16

The Town of Turin is located within the Atlanta MPO (Metropolitan Planning Organization) which requires a Transportation Element to be included in the comprehensive plan update. The Town of Turin participated in the recent update to the Joint Coweta County Comprehensive Transportation Plan (CTP), and it will serve as the transportation element. A summary of CTP can be found on the following pages and in the appendix.

JOINT COWETA COMPREHENSIVE TRANSPORTATION PLAN

PROJECT OVERVIEW STUDY AREA

The CTP study area is the entirety of Coweta County including the seven municipalities within: Newnan, Grantville, Moreland, Sharpsburg, Turin, Senoia, and Haralson. The project planning process also included studying the relationship of the County and its municipalities with surrounding jurisdictions including Carroll County to the northwest, the City of Palmetto and Fulton County to the northeast, Peachtree City and Fayette County to the east, Heard County to the west, and Meriwether and Troup Counties to the south.

Intersection Improvement Projects

Recommended intersection improvement projects make up the largest portion of the total recommended projects list. Intersection improvements can be as simple as an operational improvement to signal timing at a specific intersection or may involve physical work such as adding a turn lane or upgrading the intersection to a roundabout. Intersection improvements are geared towards improving safety and efficiency. There are 64 intersection improvements recommended. Detailed descriptions of all recommended intersection improvement projects can be found in the full recommended projects list in the Appendices of this report.

Table 10: Recommended Intersection Improvement Projects

CTP ID	Jurisdiction	Proposed CTP Phase	Project Name	Extents (From)	Extents (To)	Cost Estimate
II-31	Town of Turin	Mid	SR 16	Hunter St	n/a	\$371,000

BICYCLE & PEDESTRIAN RECOMMENDATIONS

BICYCLE RECOMMENDATIONS

Fill in Connectivity Gaps

The current Coweta designated bike routes and state bike routes creates a series of loops with limited connectivity between the loops. With the goal to foster connectivity on designated bike routes, a proposed network of connections was identified through stakeholder discussions with Bike Coweta. The proposed network provides opportunities connecting the designated bike routes to the State routes and to the Newnan LINC network through improvements to wayfinding signing, pavement markings, and an update of public information on the bicycle route system. Where feasible, enhanced bicycle infrastructure connections such as bikeable shoulders, bicycle lanes, and multiuse trails should be considered for inclusion in paving and roadway improvement projects to complete key connections. These proposed connections can be seen in

Table 13 and **Figure 37**.

Table 13: Bicycle Connection Recommendations

CONNECTION NAME TYPE DESCRIPTION

TIER 2 RECOMMENDATIONS

CONNECTION NAME	TYPE	DESCRIPTION
Senoia-Turin Connection	Bicycle Route	Connect Turin and Senoia by providing a bicycle route connecting Coweta Yellow and Little White House

PEDESTRIAN RECOMMENDATIONS

Fill in the Gaps

Countywide

Prioritize and invest stand-alone pedestrian facilities expansion and upgrade projects to fill sidewalk gaps within the limits of cities and town in Coweta County and in Growth Priority areas and relevant Character Areas in unincorporated Coweta County as identified in the County's Comprehensive Plan.

Turin

No existing sidewalks were observed in Turin. However, opportunities exist to connect to activity nodes along Church Street, Railroad Street, S Hunter Street, Turin Road, and Will Banks Road.

MID-TERM (2027-2040)

Projects recommended for the mid-term include those that scores well in the technical evaluation in areas such as alignment with the Growth Strategy Framework and CTP goals and objectives. These projects should be considered for future local funding programs, such as a continuation of the County’s SPLOST program, which if approved by voters could start collections in 2025.

Table 15: Mid-Term Projects

CTP ID	Jurisdiction	Proposed CTP Phase	Project Name	Extents (From)	Extents (To)	Project Type	Cost Estimate
II-31	Town of Turin	Mid	SR 16	Hunter St	n/a	Intersection Improvement	\$371,000

COMMUNITY WORK PROGRAM

REPORT OF ACCOMPLISHMENTS

2021-2026 Report of Accomplishments

Activity	Status	Explanation
Beautify railroad track area	Underway	Working with Norfolk Southern
Renovation of old Community Center	Cancelled	No longer being considered due to the building assessment deeming it unsafe
Install experimental speed tables and other traffic calming measures on feasible streets such as S. Hunter	Underway	Installed speed tables and other traffic calming measures on Linch Rd.
Replace asbestos water lines	Underway	500ft of 6in pipe left
Construct a walking trail/picnic area/playground at new city park	Underway	A preliminary walking trail is complete, but site needs additional improvements
Update the zoning ordinance and map	Underway	Still working on the ordinance.
Road improvements and repaving along Linch Road	Complete	
Road improvements and repaving along Longstreet Avenue	Underway	LMIG/SPLOST
Acquire lot for downtown parking	Complete	
Conduct a sewer assessment or study	Underway	Possibility of sewer coming down Hwy 54.

COMMUNITY WORK PROGRAM

2026-2031 Community Work Program

Activity	Years	Responsible Party	Cost	Funding Sources
Beautify railroad track area	2026-2027	Town	\$5,000	General Fund, SPLOST
Replace asbestos water lines	2026-2027	Town	\$250,000	Water Fund / Grants/ SPLOST
Install experimental speed tables and other traffic calming measures on feasible streets on Linch Rd.	2026-2028	Town	\$20,000	General Fund/SPLOST
Repaving Will Banks Rd	2026-2028	Town	\$150,000	LMIG/SPLOST
Update the zoning ordinance and map	2026-2028	Town	\$20,000	General Fund
Construct a walking trail/picnic area/playground at new city park	2027-2029	Town	\$25,000	General Fund/ SPLOST/grants
Conduct a sewer assessment or study	2027-2029	Town, consultants	\$20,000	General Fund
Road improvements and repaving along Longstreet Avenue	2028-2030	Town	\$250,000	General Fund/ SPLOST/grants

APPENDIX

- ✓ Public Participation Documentation
- ✓ Demographic Key Facts
- ✓ 2021 Joint Coweta County Comprehensive Transportation Plan (CTA)

Town of Turin

ADOPTION RESOLUTION

WHEREAS, the Town of Turin has completed its 2026-2046 Comprehensive Plan update; and

WHEREAS, the updated Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

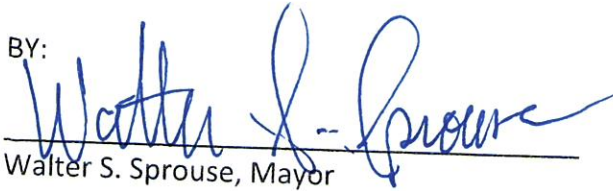
WHEREAS, the two required public hearings were conducted at Turin Town Hall on March 16, 2026 and September 21, 2026; and

WHEREAS, the Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Department of Community Affairs for review; and

WHEREAS, the Department of Community Affairs has reviewed the Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the Town of Turin Council hereby adopts this 2026-2046 Comprehensive Plan, on this 19 day of October, 2026.

BY:


Walter S. Sprouse, Mayor

ATTEST:

